



**10409 73 Avenue
Grande Prairie, Alberta**

MLS # A2316204



\$350,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to this beautifully designed, 4-level split home offering location, opportunity and functional living space! From the moment you step into the bright front foyer on the 1st floor, you are greeted by an open-concept layout bathed in natural light. A spacious front sitting room features a charming bay-window bump-out that flows seamlessly into the dining area and kitchen, making it the ultimate hub for daily family life and casual entertaining. Just a few steps down, the first basement level unveils a massive, 19' x 17' secondary living room. This expansive, open space is an absolute dream for a massive home theater setup, a kids' play zone, or the ultimate game room. Retreating to the top floor, you'll find a peaceful layout hosting two bedrooms and two full bathrooms. The primary suite is a true sanctuary, complete with a generous 10' x 12' bedroom, a deep walk-in closet, and a private ensuite bath featuring a spacious shower with built-in seating. A second well-appointed bedroom and a full main bath round out this upper level. The lowest developed level maximizes every square inch, providing a third large bedroom and a versatile 9' x 13' flex room with cozy carpets and a closet; the perfect, quiet setup for a dedicated home office or private den. This level also features a third full bathroom, a separate storage room, and an incredibly spacious 11' x 11' utility and laundry room that handles chores with ease. Step outside onto your back deck to find a spacious backyard with minimal landscaping, presenting a blank canvas ready for you to design your dream outdoor oasis. The rear yard also features convenient back alley access leading directly to your private parking area. Nestled in a highly desirable, family-friendly neighborhood, you are just minutes away from the Eastlink Centre and only steps away from an elementary school. This house has new

shingles and offers the ideal opportunity to put your own touch on your next home.