



GRASSROOTS
REALTY GROUP

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10230 71 Avenue,
Grande Prairie, Alberta

MLS # A2324305



\$469,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Level, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	High Ceilings, Laminate Counters, See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, garage door opener and one remote, TV Bracket (Exclude TV), 2 shelving units in garage closest to overhead door, cabinet in laundry room, deep freeze, and AC unit.

Nicely maintained and spacious developed bi-level located on a quiet street in the highly desirable Mission Heights neighborhood. This family-friendly home offers 3 bedrooms on the main level and an additional large bedroom in the developed basement. There are two full bathrooms on the main floor, plus a beautifully finished higher-end full bathroom downstairs. The main floor features vaulted ceilings in the kitchen and living room creating an open and inviting atmosphere. The spacious kitchen offers maple cabinetry, stainless steel appliances, and plenty of workspace. The living room is highlighted by a cozy gas fireplace and an additional one in the basement family room. The fully developed basement includes a huge family room, a large bedroom, rough-in plumbing for a future bar, and dimmer switches for added comfort and ambiance. Additional upgrades and features include on-demand hot water, air conditioning, attached double garage, new shingles, and new front and rear exterior doors. Outside, you'll find a fenced yard and a large 12' x 22' deck complete with three gas line outlets, making it ideal for entertaining. Located close to a park and the Muskoseepi Park walking trails, Mission Heights is an exceptional family neighborhood offering schools, shopping, and the Eastlink Centre nearby. This home has been very well maintained and is ready for its next owners.