



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10761 74 Avenue
Grande Prairie, Alberta

MLS # A2326068



\$449,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Fridge, dishwasher, washer/dryer, stove - in lower unit

Turnkey Legal Up/Down in Prime Location! Whether you're looking to expand your investment portfolio or offset your mortgage with rental income, this well-maintained, legally suited up/down home is an excellent opportunity. The upper suite offers a bright, functional living space featuring 2 bedrooms and 2 bathrooms. The spacious kitchen and dining area open onto a private deck, while the inviting living room provides plenty of room to relax. The primary bedroom includes a walk-in closet and a 3-piece ensuite, with a second generously sized bedroom, a 4-piece bathroom, and in-suite laundry completing the upper level. The lower suite features its own private entrance and a thoughtfully designed layout with a spacious kitchen and dining area, a comfortable living room, two generously sized bedrooms, a 3-piece bathroom with in-floor heating, and a dedicated laundry room. Each suite has its own private entrance, separate laundry, and ample storage, making this an ideal setup for tenants or multi-generational living. Situated on a desirable corner lot in a fantastic neighbourhood, you'll enjoy extra yard space, added privacy, and convenient access to parks, schools, shopping, and other everyday amenities. This is a turnkey investment opportunity you won't want to miss!