



GRASSROOTS
REALTY GROUP

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10733 75 Avenue
Grande Prairie, Alberta

MLS # A2330251



\$469,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,134 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the highly sought-after neighborhood of Mission Park, this impressive family home offers the perfect blend of style, comfort, and convenience. Step inside to discover a beautifully updated bilevel featuring fresh vinyl plank flooring throughout the upstairs and plush carpet in the bedrooms and lower level. The inviting entrance boasts a practical closet and direct access to the insulated, attached garage, providing both convenience and extra storage. Upstairs, unwind in the cozy living room complete with a charming bay window and a warm gas fireplace. Vaulted ceilings extend through to the spacious kitchen, equipped with updated stainless steel appliances (2021), a handy pantry, and a coffee nook. The adjoining dining area opens to a sunny, two-tiered south-facing deck – perfect for entertaining or relaxing. The main floor offers a generous master suite with a full ensuite and walk-in wardrobe, plus two additional bedrooms and a main bathroom. Downstairs, enjoy a large open family room, two further bedrooms, a full bathroom, and a sizeable laundry area with extra storage. Recent updates including new shingles(2023), hot water heater (2023), and flooring(2023) to ensure you can move in with complete peace of mind. Outside, benefit from a fully fenced yard, storage shed and parking for up to four vehicles. All this, just moments from the Eastlink Centre and local amenities – don't miss the opportunity to make this superb property your next home!