



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10214 70 Avenue
Grande Prairie, Alberta

MLS # A2334673



\$325,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,204 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: SHED

Welcome to this charming home in a desirable Grande Prairie neighbourhood! This property offers a functional layout with 2 bedrooms, 2.5 bathrooms, and a partially finished basement providing additional space for your family's needs. The main floor features a bright and inviting living area, a well-appointed kitchen, and a comfortable dining space perfect for everyday living and entertaining. The primary bedroom includes its own ensuite, while the additional bedroom and bathrooms provide flexibility for guests, a home office, or growing needs. The partially finished basement offers excellent potential for a recreation room, gym, office, or extra storage. Enjoy the convenience of a great location close to schools, parks, shopping, and amenities. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home is worth a look! call your REALTOR Today!