



GRASSROOTS
REALTY GROUP

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10325 70 Avenue
Grande Prairie, Alberta

MLS # A2336117



\$319,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,191 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Welcome to this beautifully maintained half duplex in the desirable community of Mission Heights! Bright, clean, and in immaculate condition, this home offers a functional layout with plenty of natural light and a great location with no rear neighbors. The main floor features an inviting open-concept design with a spacious living room complete with a cozy fireplace, a well-appointed kitchen with warm maple cabinetry, and a dining area with direct access to the deck and fully fenced backyard—perfect for entertaining or enjoying the outdoors. A convenient 2-piece bathroom and attached garage complete the main level. Upstairs, you’ll find 2 spacious bedrooms, including a generous primary suite with a walk-in closet and private ensuite. The second bedroom is also a great size, and the upper-floor laundry area adds everyday convenience. The basement is undeveloped, providing excellent potential for future living space, a recreation room or additional storage. With an attached garage, fenced yard, no rear neighbors, and an immaculate interior, this home is an excellent opportunity for homeowners or investors alike. Current tenants are in a lease until September 30, 2026.