



**GRASSROOTS**  
REALTY GROUP

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**10745 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2211964**



**\$398,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, See Remarks		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** FRIDGE, STOVE, MICROWAVE/RANGE, DISHWASHER, WASHER/DRYER, BLINDS

NO REAR NEIGHBOURS, and situated in the highly sought after Mission Heights Neighbourhood! Find this bi level home, in fantastic shape, with a double car garage, a spacious entryway, 3 bedrooms on the main floor, including the primary bedroom with a full ensuite and his/her closets. Vaulted ceiling in the living room, an updated kitchen with stainless steel appliances, a dedicated dining area, back deck access to your 2 tiered deck, that has maintenance free deck boards. Planter boxes/Raised Garden Beds. Fully landscaped and fenced. Partially covered upper level perfect for sitting and enjoying the view, or keeping covered while bbq'ing in any season. Backing onto a green space/field means you can watch the kids walk to school (Charles Spencer or St. Joes Catholic) or to the Eastlink Center, Design Works Center, Skate Park, Hansen Lincoln Field, Restaurants, and so much more. This homes basement comes partially developed with a living room, a bar area, storage spaces, a utility room, laundry room, 1 bedroom, and a bathroom plumbed in/framed for your own development! This is a fantastic home in a desirable spot. Get in to tour this one, you'll be happy you did!