

**10713 72 Avenue
Grande Prairie, Alberta**

MLS # A2218305



\$399,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,048 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks		

Inclusions: Shed

Immediate Possession Available! If you have been waiting for an excellent home, located in a highly sought after community with no rear neighbours, look no further! This cared for bi-level in Mission Heights offers all the space you need for a growing family or alternatively, an excellent addition to your rental portfolio. This 4 bedroom, 3 bathroom home offers comfortable square footage with a practical layout. The main level features newer carpet, nice sized rooms, a 3pc ensuite off your primary bedroom as well as a generous sized two-tierd deck just off your kitchen. Downstairs you will find a large rec room featuring an unfinished/not plumbed in sink and dishwasher encased in cabinetry offering kitchenette possibility, laundry/utility room, another bedroom and 3pc bathroom! A 22x24 attached double car garage is fully insulated with an 8ft door. Backing onto expansive green space and just steps away from the Eastlink Center, you can easily keep active during all the seasons Grande Prairie offers. Book your viewing today!