

**10329 70 Avenue
Grande Prairie, Alberta**

MLS # A2239053



\$314,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,190 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

Affordable Duplex in Mission Heights – Garage, No Rear Neighbors & Prime Location! Perfect for First-Time Buyers or Investors! Step into homeownership with this affordable and well-located 2-storey duplex in the heart of Mission Heights. Featuring no rear neighbors and an insulated, boarded garage, this home offers the ideal blend of privacy, practicality, and potential. Main Floor Highlights: Open-concept layout with great flow, Functional kitchen with center island for prep and seating, Cozy living room with gas fireplace, Bright dining area with access to the south-facing, partially fenced backyard. Convenient half bath for guests Upstairs Comforts: Three spacious bedrooms, Full main bathroom, Upstairs laundry room for ease and efficiency Bonus Features: Unfinished basement ready for your custom touch South-facing backyard for all-day sunshine and extra privacy Garage is insulated and boarded—ideal for storage or cold weather Prime Location Perks: Walk to the Eastlink Centre, Coca Cola Centre, and scenic Muskoseepi Park trails Close to two schools, multiple shopping centers, and essential amenities. Family-friendly neighborhood with great community feel Don’t miss this opportunity! Whether you’re looking for a starter home or a revenue property, this duplex checks all the boxes. ** Property is occupied and subject to Tenancy Considerations. Vacant photos were taken prior to occupancy. Current rent \$1975.00/month- Last increase Jun 1, 2025