

**10305 74 Avenue
Grande Prairie, Alberta**

MLS # A2240325



\$449,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,153 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Many Trees, Triangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Quartz Counters		

Inclusions: N/A

This is one home you do not want to miss out on! Tucked away on a quiet street in the highly sought-after community of Mission Heights. This beautifully updated modified bi-level offers the perfect blend of space, style, and functionality. With 5 bedrooms, 3 full bathrooms, and a fully developed basement, there's plenty of room for the whole family to spread out and enjoy. Step inside and be impressed by the bright and open layout. The kitchen is a chef's dream, featuring stunning quartz countertops and ample workspace, flowing seamlessly into the living and dining areas—ideal for entertaining. Also on the main floor you will find two bedrooms and a full bathroom. The master bedroom is located upstairs and features a walk-in closet and full ensuite. Downstairs, you'll find a fantastic entertainment room perfect for a theatre room! Additionally there are two more bedrooms, laundry room and bathroom to complete the lower level. This home is move-in ready with numerous major upgrades in the last 3 years, including a new furnace, central air conditioning, hot water tank, and shingles! Stay comfortable year-round with climate control, and enjoy added convenience with a central vacuum system. The heated attached garage offers comfort and convenience during the colder months. You'll be sure to enjoy the outdoors in this massive backyard, offering a beautiful garden, kids play centre, fire pit area and deck. This home is situated in a prime spot, located with easements on two sides, close to parks, walking trails, schools, shopping, and more! Don't miss this incredible opportunity, book your showing today!