

**10612 76 Avenue
Grande Prairie, Alberta**

MLS # A2249771



\$489,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,394 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Garage Heater.

Modified Bi-Level with Triple Heated Garage Backing onto Derek Taylor School! This spacious 5-bedroom, 3-bathroom modified bi-level is the perfect family home, ideally located directly backing onto Derek Taylor School for ultimate convenience. Boasting a triple heated garage, there's plenty of space for vehicles, toys, and storage. Inside, the open and functional layout offers room for everyone, including a cozy gas fireplace in the fully developed basement, perfect for those chilly Alberta nights. The primary suite is tucked away upstairs for added privacy and features a large ensuite and walk-in closet. Step outside to enjoy a mature, fully fenced and landscaped yard, complete with a covered rear deck—ideal for relaxing or entertaining rain or shine. Bonus: there's extra storage space tucked beneath the deck for your seasonal gear or tools. Don't miss your chance to own a beautiful, well-maintained home in this sought-after location!