

**10734 75 Avenue  
Grande Prairie, Alberta**

**MLS # A2301765**



**\$419,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Control, Fridge & Dishwasher downstairs.

Move-In Ready Home in Family-Friendly Mission Heights! This is an excellent opportunity to own a well-maintained home in the desirable community of Mission Heights—perfectly located close to schools, shopping, recreation centers, and all essential amenities. The home features a brand-new roof and a functional open-concept layout with laminate flooring throughout the main areas. The bright kitchen flows seamlessly into the living room, creating an ideal space for everyday living and entertaining. The main level offers two generously sized bedrooms, including a primary with a convenient 2-piece ensuite, along with a spacious full bathroom. The fully developed basement adds incredible value, complete with a kitchenette, large living area, two oversized bedrooms, excellent ceiling height, and a full bathroom/laundry room—perfect for extended family or potential rental income. Outside, enjoy a fully fenced and landscaped yard with a rear easement for added privacy and access. Situated on a quiet street with ample parking, this home is competitively priced and ready for its next owner.