

**10235 75A Avenue
Grande Prairie, Alberta**

MLS # A2348988



\$599,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Many Trees, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks		

Inclusions:	Ac unit
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Don't miss the opportunity to call this beautiful property HOME! This impressive 2,000+ sq. ft. home will leave you in awe from the moment you step through the front door. The main floor features a welcoming office, convenient 2-piece bathroom, laundry area, and spacious family room with a gas fireplace that opens beautifully to the second floor. The formal dining area flows into the kitchen, which overlooks the mature, private backyard—perfect for enjoying your morning coffee or entertaining family and friends. Upstairs, you'll find three spacious bedrooms, including an incredible primary suite with a stunning ensuite. An open walkway leads to a versatile library/den area, providing the perfect space for reading, working, or relaxing. The basement includes an additional bedroom, offering plenty of space for guests or family. Extremely well maintained and situated in the highly desirable Mission Heights area, this home is ideally located close to walking trails, shopping, schools, Eastlink Centre, and Design Works Centre—all within walking distance. A fantastic home in a fantastic location—come see everything this property has to offer!