

**10745 72 Avenue
Grande Prairie, Alberta**

MLS # A2245647



\$374,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, See Remarks		

Inclusions: Garage Door Opener , Window Coverings

Affordable fully developed 4 Bed 2 bath bi level home with double car attached garage situated in desired Mission Heights subdivision. This home will check a lot of your boxes including a spacious and entry way and NO REAR NEIGHBOURS! Backing onto green space is everyone's dream. Main level consists of a spacious living room with vaulted ceilings, with two bedrooms, full bathroom and master bedroom with full en-suite just off of it. Kitchen boasts modern subway tile back splash with ample cabinet + counter space. Dining allows for a dining table any shape or size for any occasion. Dining also door off of it for access to your covered deck great for bbq season. Lets make our way to your basement which is developed into a massive living room, another bedroom needing final touches, framed future full bathroom, and utility / laundry room. Attached double car 22x24 garage is wonderful for winter parking or storage of anything your heart desires. Back yard is south backing allowing sun all day long, complimented by two tier composite deck, and is fully fenced. Book your viewing today as this home will be sure to please.