

**10214 72 Avenue
Grande Prairie, Alberta****MLS # A2251157****\$629,900**

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,697 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Window Coverings, Theatre Room Screen + Projector, BBQ

Elegant bungalow home situated in desired Mission Heights subdivision in a quiet half cul de sac street. As you pull up to your new home you will appreciate the stucco siding, and triple car garage with in floor heat, and 30 + 50 amp power. Spacious tiled entry way welcomes you into your wide open concept floor plan. Kitchen boasts kitchen island, gas stove, adequate cabinet + counter space and must have pantry. Dining allows for a table for any occasion, and has access to covered back deck complimented by built in BBQ & working out door speakers that also run through the main floor. Living room is just the right size with vaulted ceilings. Popular main floor laundry that leads into your heated triple car garage. To finish off the main level is bedroom, full bathroom, and you cannot forgot the master bedroom with oasis style en-suite with both soaking jet tub. shower, walk in closet, and your own door to access the deck. Now lets head on down stairs to your massive finished basement which boasts second living room, theatre room with a wet bar, two more big bedrooms, full bathroom, utility/storage room and complimented with in floor heat wonderful for our longer winters. Back yard is fully fenced and is southwest backing which means sunshine all afternoon/evening long, privately treed that when in bloom it fills the yard, as well the icing on the cake is the fire pit entertaining area! This home is situated close to Eastlink Center , St Joes / Charles Spencer High School(s) , Derek Taylor / St Kateri School(s), Starbucks, Coca Cola Center, Public Bus Stops, And Beautiful walking/biking trails. Book your viewing today of this stunning and mature bungalow home in a very desired location.