

**10354 70 Avenue
Grande Prairie, Alberta****MLS # A2181605****\$299,800**

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,200 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Pie Shaped Lot		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Laminate, Vinyl Plank**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Concrete, Vinyl Siding, Wood Frame**Zoning:** RC**Foundation:** Perimeter Wall, Poured Concrete**Utilities:** -**Features:** Kitchen Island**Inclusions:** N/A

Welcome to this charming 3-bedroom, 3-bathroom half-duplex, nestled on a peaceful cul-de-sac in a prime location! This home offers the perfect blend of comfort and convenience, with schools, shopping, banking, and restaurants just minutes away. Step inside to an inviting open-concept living area, complete with a cozy gas fireplace—ideal for relaxing evenings with family and friends. The spacious kitchen and dining area make entertaining easy, with plenty of natural light flowing through. Downstairs, you'll find a fully finished basement, perfect for a family room, home office, additional bedroom or gym—the possibilities are endless! The home also features updated flooring, offering a comfortable and functional living space. The large Pie Shaped lot is situated on a low-traffic street, you'll enjoy privacy and tranquility, yet be close to all the amenities you need. Don't miss the opportunity to own this lovely home in a highly sought-after neighborhood!