

**10522 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2183129**



# \$299,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Mission Heights   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 893 sq.ft.  | <b>Age:</b>   | 2002 (22 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Linoleum, Vinyl Plank                    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Storage, Sump Pump(s) |                   |    |

**Inclusions:** Dishwasher (Not in working order)

Home sweet home, this updated bungalow nestled into Mission heights is located just a short stroll away from the Eastlink Centre & tons of other amenities. Whether you're into sports, fitness, or leisure, there's something for everyone minutes from your doorstep. Boasting vinyl plank and a modern colour scheme throughout the whole house. On the main floor you'll find the living room, dining area, kitchen, 2 good sized bedrooms, a 4 piece bathroom. The fully developed basement adds valuable living space with a family room, office nook, laundry room/storage, a full bathroom & 2 additional bedrooms. Don't miss your chance to make this place your new home or the perfect addition to your real estate portfolio.