

**10713 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2218305**



**\$424,500**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Pantry, See Remarks		

**Inclusions:** Shed

If you have been waiting for an excellent home, located in a highly sought after community with no rear neighbours, look no further! This well cared for bi-level in Mission Heights offers all the space you need for a growing family or alternatively, an excellent addition to your rental portfolio. This 4 bedroom, 3 bathroom home offers comfortable square footage with a practical layout. The main level features newer carpet, nice sized rooms, a 3pc ensuite off your primary bedroom as well as a generous sized two-tiered deck just off your kitchen. Downstairs you will find a large rec room featuring an unfinished/not plumbed in sink and dishwasher encased in cabinetry offering kitchenette possibility, laundry/utility room, another bedroom and 3pc bathroom! A 22x24 attached double car garage is fully insulated with an 8ft door. Backing onto expansive green space and just steps away from the Eastlink Center, you can easily keep active during all the seasons Grande Prairie offers. Book your viewing today!