

**10229 72 Avenue
Grande Prairie, Alberta**

MLS # A2232093



\$465,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,313 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: fridge, stove, washer, dryer, dishwasher, built in vac, GDO and remote, shed, greenhouse, window coverings, attached garage shelving

Immaculate Raised Bungalow in Mission Heights! Located on a quiet cul-de-sac just steps from walking trails and a park, this beautifully maintained raised bungalow offers the perfect blend of comfort and functionality. The open-concept main floor is filled with natural light and features main floor laundry, 2 spacious bedrooms, and 2 baths including the 4 pc ensuite with a jet tub and separate shower in the primary suite as well as a walk-in closet. Downstairs, enjoy a fully finished basement with 2 additional bedrooms, a theatre room, flex space, and tons of storage – ideal for families or entertaining guests. The large deck extends your living space outdoors, perfect for BBQs and soaking up the sun. Double attached garage with built in shelving. Don't miss your chance to view this gem – schedule your showing today!