



**10657 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2169939**



**\$289,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

This well cared for 4 bed, 2 bathroom is 1010 sq ft. conveniently located only 2 blocks from the East Link Centre, and close to Charles Spencer, St.Joe's, Derek Taylor & Kateri Schools. Also on a quiet street with a deck on the side that was done in 2020. Most of the upstairs flooring and paint was just redone to give it a fresh look for the new owner. The large master bedroom has a private entrance to the 4 piece bath & large walk in closet. Open concept kitchen with a pantry and vaulted ceiling in the living room and dining room. The fully finished basement has vinyl plank flooring throughout and features a large rec room, 2 large bedrooms & 4 piece bathroom with stackable laundry. the yard is fenced and there is back alley parking! This home is ready for immediate possession!