

10644 76 Avenue
Grande Prairie, Alberta

MLS # A2174050



\$345,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Mission Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,086 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Lawn | | |

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|--------------------|---------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Pool table, Shed

New to the market, this fully developed bungalow offers high potential for under \$346K! Located in the always desirable Mission Heights, this 4-bedroom, 3-bathroom home is just a short walk from schools and all other amenities. As you enter the home, you're welcomed by a cozy living room, just steps away from an updated kitchen. Down the hall, the primary bedroom features a 3-piece en-suite, along with two additional bedrooms and a full 4-piece bathroom to complete the main floor. The basement provides an inviting entertainment space with a spacious living area, pool table, fourth bedroom, and another full 4-piece bathroom. Outside, enjoy year-round comfort with a 19' x 21' heated garage, fenced yard, and deck. Don't miss this fantastic home with tons of potential! Contact your REALTOR today to schedule a tour.