

**10354 70 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2181605**



**\$299,800**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this charming 3-bedroom, 3-bathroom half-duplex, nestled on a peaceful cul-de-sac in a prime location! This home offers the perfect blend of comfort and convenience, with schools, shopping, banking, and restaurants just minutes away. Step inside to an inviting open-concept living area, complete with a cozy gas fireplace—ideal for relaxing evenings with family and friends. The spacious kitchen and dining area make entertaining easy, with plenty of natural light flowing through. Downstairs, you'll find a fully finished basement, perfect for a family room, home office, additional bedroom or gym—the possibilities are endless! The home also features updated flooring, offering a comfortable and functional living space. The large Pie Shaped lot is situated on a low-traffic street, you'll enjoy privacy and tranquility, yet be close to all the amenities you need. Don't miss the opportunity to own this lovely home in a highly sought-after neighborhood!