

**10713 74 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2188523**



**\$283,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to your new home in the heart of Mission Heights! This beautiful bi-level style property offers a perfect blend of comfort, convenience, and charm. With 3 spacious bedrooms and thoughtful design throughout, this home is ready to welcome you and your family. Tons of natural light fills the family room. The kitchen offers lots of cabinets and countertop space and backyard access from the dining area. The primary bedroom is a great size and joins onto the main 4pc bathroom. Downstairs offers a spacious family room, a bedroom, office or storage room, a 3pc bathroom and laundry area. Carpets are currently being replaced in the common areas of the home. Enjoy easy access to the children's playground a few doors away from your front step, the Eastlink Center, medical offices, restaurants, and more. Everything you need is just a stone's throw away. Ideal starter home or revenue property.