



**10310 79 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2190653**

**\$579,800**



<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** RPR, 1 year builders warranty, 10 year Alberta New Home Warranty, Fridge x2, Stove x2, Dishwasher x2, Washer/Dryer x2

This exceptional legal up/down duplex, built by Unique Home Concepts, is located in the highly sought-after community of Mission Heights. Offering an unbeatable location, it is just steps away from schools, scenic walking trails, the ravine, parks, shopping, dining, and more. This turnkey property includes all appliances, fencing, a deck, and a professionally landscaped yard in the purchase price. The upper unit features a bright, open-concept floor plan with a spacious kitchen that includes a center island and a corner pantry. The private master suite boasts a walk-in closet and an ensuite bathroom, complemented by two additional bedrooms and a full bathroom. The unit also offers convenient access to a single-car garage. The lower unit has a private entrance, its own single-car garage, and 9' ceilings in the kitchen and bedrooms, creating a spacious and airy feel. Large windows allow ample natural light to fill the space, enhancing the open and bright floor plan, which consists of two bedrooms and one full bathroom. Exceptional soundproofing with soundbar technology, extra insulation, and additional drywall ensures quiet and comfortable living for both units. This home is ideal for investors seeking great income potential or homeowners looking to offset their mortgage by renting out the basement. If you act quickly, you'll even have the opportunity to customize the finishes and colors to match your personal style. Available for late spring/early summer possession, this rare find in a prime location won't last long! ALL PHOTOS ARE SAMPLE PHOTOS!