ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

10605 72 Avenue
Grande Prairie, Alberta

MLS # A2312812

$399,800

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Central Vacuum, Pantry		

Inclusions: Loft bed in bedroom 2

Welcome home! This well-maintained fully developed home offers a functional layout, great outdoor space, and an unbeatable location within walking distance to the Eastlink Centre, schools, shopping, dining, transit routes, and more. The bright main floor features plenty of natural light throughout, a spacious kitchen with pantry, and access to the back deck — perfect for entertaining or enjoying summer evenings. Upstairs offers 2 bedrooms and 1 full bathroom, with the primary bedroom featuring private access to the bathroom. The beautifully updated bathroom includes a large tiled shower with glass doors and built-in shelving. The south-facing backyard is fully fenced and landscaped with a flower bed along the back fence, a storage shed, and gate access to the greenspace behind. Enjoy outdoor living on the two-tiered deck complete with solar lighting. The basement is partially finished with an additional bedroom, 3-piece bathroom, and open unfinished space ready for your ideas — whether you envision a family room, rec room, gym, office, or additional bedrooms. The finished and heated garage adds extra comfort and convenience year-round. Additional updates include shingles replaced in 2023 and a new hot water tank. A fantastic opportunity in a desirable location!

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