

**10230 71 Avenue,  
 Grande Prairie, Alberta**

**MLS # A2324305**



**\$469,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mission Heights  |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,257 sq.ft.   | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | City Lot, Level, Rectangular Lot, See Remarks          |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas         | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                        | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | RG  |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | High Ceilings, Laminate Counters, See Remarks |                   |   |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, all window coverings, garage door opener and one remote, TV Bracket (Exclude TV), 2 shelving units in garage closest to overhead door, cabinet in laundry room, deep freeze, and AC unit.

Nicely maintained and spacious developed bi-level located on a quiet street in the highly desirable Mission Heights neighborhood. This family-friendly home offers 3 bedrooms on the main level and an additional large bedroom in the developed basement. There are two full bathrooms on the main floor, plus a beautifully finished higher-end full bathroom downstairs. The main floor features vaulted ceilings in the kitchen and living room creating an open and inviting atmosphere. The spacious kitchen offers maple cabinetry, stainless steel appliances, and plenty of workspace. The living room is highlighted by a cozy gas fireplace and an additional one in the basement family room. The fully developed basement includes a huge family room, a large bedroom, rough-in plumbing for a future bar, and dimmer switches for added comfort and ambiance. Additional upgrades and features include on-demand hot water, air conditioning, attached double garage, new shingles, and new front and rear exterior doors. Outside, you'll find a fenced yard and a large 12' x 22' deck complete with three gas line outlets, making it ideal for entertaining. Located close to a park and the Muskoseepi Park walking trails, Mission Heights is an exceptional family neighborhood offering schools, shopping, and the Eastlink Centre nearby. This home has been very well maintained and is ready for its next owners.