ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

10350 70 Avenue
Grande Prairie, Alberta

MLS # A2345450

$325,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,191 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	RC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, All Window Coverings, Deep Freezer in garage

WELCOME HOME to Mission Heights! Located in a terrific, low-traffic area close to schools, shopping and everyday amenities, this well-cared-for 2-storey half duplex offers a functional layout, comfortable living spaces and a fantastic yard. The main floor features a bright and inviting kitchen with ample cabinetry, plenty of counter space and a functional centre island complete with electrical power. The kitchen flows nicely into the spacious dining and living areas, creating a great layout for both everyday living and entertaining. The living room is warm and welcoming with a cozy natural gas fireplace. A convenient half bathroom completes the main floor, while a combination of laminate flooring and carpet adds warmth and practicality throughout the home. Upstairs you’ll find generously sized bedrooms, including a spacious primary bedroom complete with a walk-in closet and full ensuite. One of the standout features is the convenient SECOND-FLOOR LAUNDRY — no more hauling baskets up and down the stairs! The home has been thoughtfully maintained with several practical updates and conveniences throughout. The hot water tank was replaced in 2022, and the furnace and natural gas fireplace were professionally cleaned in 2021. The dishwasher was replaced in 2025, with a new range and refrigerator added in 2026. Additional features include a Google Nest thermostat that can connect to your phone, recently cleaned ductwork and dryer lint vent, and LED lighting throughout. The furnace, natural gas fireplace and hot water heater are also currently covered under Enercare. The basement is undeveloped and ready for your future plans, offering plenty of opportunity to add additional living space, bedrooms, a bathroom, home gym, recreation area or extra storage. Outside, enjoy the LARGE, fully fenced pie-shaped lot with a spacious deck

— perfect for relaxing, entertaining, kids or pets. The single attached garage comfortably accommodates a smaller SUV and features a brand-new overhead garage door mechanism. Situated in the desirable Mission Heights neighbourhood near the Eastlink Centre, schools, Starbucks, banking, convenience stores, a gym and more, this home offers an excellent combination of location, space and functionality. A wonderful opportunity to make this property your own!

Copyright (c) 2026 Robert Hart-Moore. Listing data courtesy of Century 21 Grande Prairie Realty Inc.. Information is believed to be reliable but not guaranteed.