

10409 73 Avenue
Grande Prairie, Alberta

MLS # A2350709



\$350,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,053 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

Offering a ideal balance of space, comfort, and potential, this 4-level split delivers versatile living tailored for modern family life. The main floor greets you with abundant natural light and an open layout connecting the bay-windowed living room, dining area, and kitchen. Entertainment options abound on the first lower level, which boasts an oversized 19' x 17' recreation room. The upper floor serves as a tranquil sleeping level, featuring a secondary bedroom, a full bathroom, and a primary retreat complete with a walk-in closet and a private ensuite with a custom seated shower. The lowest level is designed for maximum utility, hosting a third spacious bedroom, a third full bath, dedicated storage, an oversized laundry room, and a quiet 9' x 13' flex room suitable for a private office or den. Outside, enjoy a private back deck and a fully fenced yard with alley access for off-street parking. Updated with new shingles and positioned in a prime, family-focused neighborhood close to local schools and the Eastlink Centre, this property provides the perfect canvas to customize your dream lifestyle.