

10241 70 Avenue

Grande Prairie, Alberta

MLS # A2216367



\$360,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,205 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind		
Heating:	High Efficiency		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Stone, Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	RC		
Utilities:	-		

Inclusions: N/A

Welcome to this beautifully renovated duplex that perfectly blends style, comfort, and convenience. Featuring 2 spacious bedrooms upstairs and a fully finished basement currently used as a third bedroom, this home offers flexible living space ideal for families or shared living. With 3 full bathrooms and convenient upstairs laundry, everyday living is a breeze. With open concept main floor. Including living room and kitchen. The modern kitchen features contemporary finishes and eye-catching floating shelves, adding both function and flair. Step outside to a brand new deck and enjoy a private backyard complete with a lovely garden—perfect for relaxing, entertaining, or enjoying nature. Centrally located, this home is just steps from scenic walking trails, parks, and shopping, offering the best of both tranquility and accessibility. The single-car attached garage and thoughtful renovations throughout make this home truly move-in ready. Don’t miss the opportunity to own this stylish and well-located gem! Call your realtor to book a showing today. *Listing agent is related to the seller