

10709 74 Avenue  
Grande Prairie, Alberta

MLS # A2272450



## \$339,900

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** window coverings

Located in desirable Mission Heights, close to Schools, Eastlink and a park a few steps away. This fully developed split level home has a lot going for it including new shingles. The main level has the living room, kitchen, dining area and access to the deck and back yard. The upper level has 2 bedrooms and full bathroom. Down a few steps from the main level is a great family room with large windows. The lowest level has another bedroom, full bathroom and laundry area. Fenced yard, shed, rear alley access with parking in the back.