

# \$398,000 - 10745 72 Avenue, Grande Prairie

MLS® #A2211964

**\$398,000**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.11 Acres

Mission Heights., Grande Prairie, Alberta

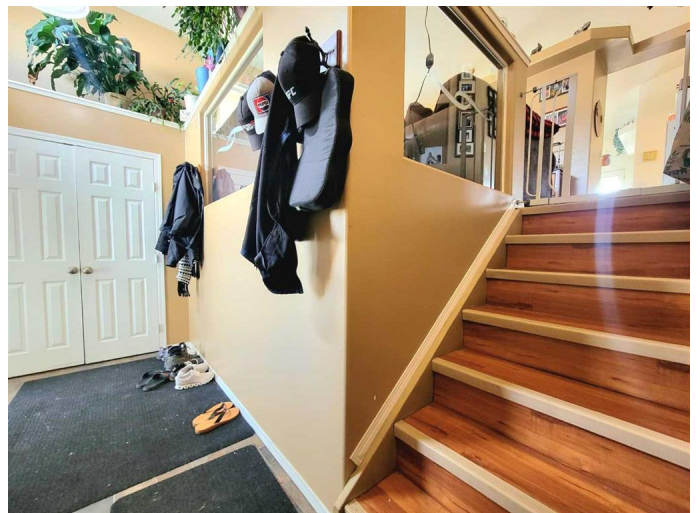
NO REAR NEIGHBOURS, and situated in the highly sought after Mission Heights Neighbourhood! Find this bi level home, in fantastic shape, with a double car garage, a spacious entryway, 3 bedrooms on the main floor, including the primary bedroom with a full ensuite and his/her closets. Vaulted ceiling in the living room, an updated kitchen with stainless steel appliances, a dedicated dining area, back deck access to your 2 tiered deck, that has maintenance free deck boards. Planter boxes/Raised Garden Beds. Fully landscaped and fenced. Partially covered upper level perfect for sitting and enjoying the view, or keeping covered while bbq'ing in any season. Backing onto a green space/field means you can watch the kids walk to school (Charles Spencer or St. Joes Catholic) or to the Eastlink Center, Design Works Center, Skate Park, Hansen Lincoln Field, Restaurants, and so much more. This homes basement comes partially developed with a living room, a bar area, storage spaces, a utility room, laundry room, 1 bedroom, and a bathroom plumbed in/framed for your own development! This is a fantastic home in a desirable spot. Get in to tour this one, you'll be happy you did!

Built in 2004

## Essential Information

MLS® #

A2211964



|                |             |
|----------------|-------------|
| Price          | \$398,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,034       |
| Acres          | 0.11        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10745 72 Avenue  |
| Subdivision | Mission Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W2T5           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Garage Faces Front, Concrete Driveway, See Remarks |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Garden, Landscaped, No Neighbours Behind, See Remarks |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 72               |
| Zoning         | RS               |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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