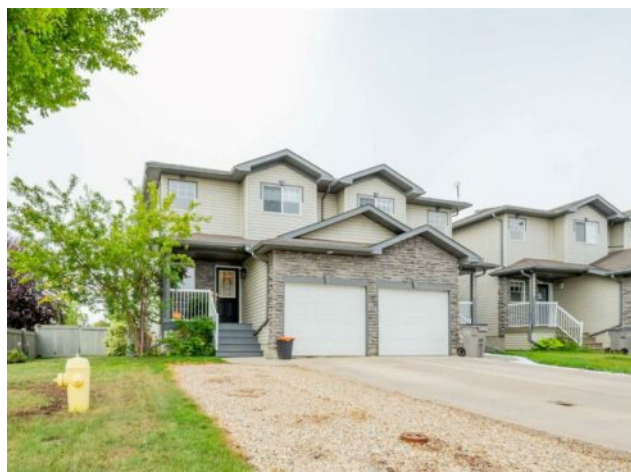


10301 70 Avenue
Grande Prairie, Alberta

MLS # A2241333



\$339,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,191 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed, A/C, Security System, Wardrobe in Basement.

Immaculate, Fully Developed Mission Heights Duplex on Corner Lot & No Rear Neighbours! Close to great schools, amenities & walking trails! Pride of ownership is evident in this exceptionally well-maintained duplex located on a quiet corner lot in desirable Mission Heights. Recent upgrades include a new furnace, central air conditioning, fresh paint, new countertops, and all-new kitchen appliances! The charming front entry offers great curb appeal with a covered veranda, stylish built-in bench, and extra front parking. Step inside to a bright and functional main floor featuring an open-concept layout, convenient half bath across from garage access, and a welcoming living area complete with central island, stainless steel appliances, gas fireplace, and extra side windows for an abundance of natural light. The South-facing backyard is a gardener's dream—fully landscaped with mature trees for shade and privacy, garden boxes, a storage shed, and a sun-soaked deck perfect for relaxing or entertaining. Upstairs offers two spacious bedrooms, including an oversized bedroom with double closets and a primary suite with walk-in closet and private ensuite. A full main bathroom and convenient upstairs laundry complete the upper level. The fully finished basement features a large rec room (easily used as a third bedroom), along with a third full bathroom, adding even more functionality to this versatile home. Shows just as beautifully in person as it does in the photos and is available for end-of-August possession, call today!