

10221 71 Avenue  
Grande Prairie, Alberta

MLS # A2211695



**\$424,500**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer Central Air Conditioner, Garage Door Opener & Controls, garage heater

Welcome to this fantastic fully developed bi-level located in a sought-after neighborhood close to parks, walking trails, top-rated schools, and all the amenities your family needs. From the moment you step into the spacious front entrance, you'll feel right at home. The open-concept main floor boasts a bright living room with charming side windows, creating a cozy space that flows seamlessly into the kitchen—complete with stainless steel appliances, stylish updated countertops and backsplash, and direct access to a maintenance-free upper patio that overlooks the expansive, fully fenced pie-shaped backyard. The main floor also features a serene primary bedroom with a stunning feature wall, walk-in closet, and private ensuite. An oversized second bedroom sits conveniently near the updated main bathroom, which includes new countertops, fresh paint, and modern plumbing fixtures. Downstairs, the fully finished basement offers even more space with two additional bedrooms, a third full bathroom, and a generous rec room—ideal for family movie nights. A bonus flex space is perfect for a home office, gym, or playroom. Additional highlights include new furnace, central A/C, heated garage, and recently replaced west side shingles. Plus, select furniture is negotiable! Don't miss this incredible opportunity, schedule your showing today!