

# \$435,000 - 10745 72 Avenue, Grande Prairie

MLS® #A2211964

**\$435,000**

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	\$435,000
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
Zoning	RS

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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