

# **\$319,900 - 10338 70 Avenue, Grande Prairie**

MLS® #A2258012

**\$319,900**

2 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.06 Acres

Mission Heights., Grande Prairie, Alberta

## **FIRST TIME BUYERS & INVESTORS ALERT!**

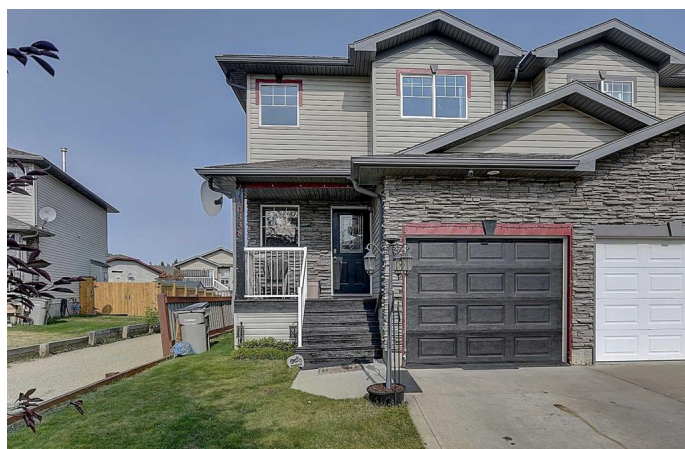
Step into this fully developed 1,191 sq.ft 1/2 duplex, perfectly situated in the always desirable neighbourhood of Mission Heights.

The inviting main floor features vinyl plank flooring throughout, offering a bright and functional kitchen with plenty of cabinetry and workspace, flowing seamlessly into the open living area. A cozy gas fireplace creates the perfect focal point for family gatherings and quiet evenings at home, complete with a convenient 1/2 bath powder room. The upper level showcases two massive bedrooms, each designed with comfort and privacy in mind.

The primary suite features a full ensuite bathroom, while the second oversized bedroom is served by another full spare bath and upper level laundry – an ideal setup for small families, roommates, or guests! The wide open basement offers a fantastic entertaining space with room for a rec area or home theatre, with potential to add another bedroom to suit your needs. Step outside to enjoy your private yard, surrounded by mature trees and beautiful greenery. This outdoor retreat is perfect for barbecues, kids, pets, or simply relaxing in nature, with the extensive Bear Creek trail system at your fingertips.

Don't miss out on this gem of a location, contact your REALTOR® of choice and book your tour today!

Built in 2006



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258012               |
| Price          | \$319,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,191                  |
| Acres          | 0.06                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10338 70 Avenue  |
| Subdivision | Mission Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W0A8           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                           |
| Lot Description   | Back Yard, City Lot, Corner Lot, Cul-De-Sac, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 24                   |
| Zoning         | RC                   |

### **Listing Details**

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

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