

**10749 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215626**



**\$349,900**

**Division:** Mission Heights

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,039 sq.ft. **Age:** 2002 (23 yrs old)

**Beds:** 2 **Baths:** 3

**Garage:** Single Garage Detached

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Lane, Landscaped

**Heating:** Forced Air, Natural Gas

**Floors:** Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** None

**DETACHED GARAGE!** This cute bilevel in Mission Heights is bright and cheery with a covered front patio, large front living room, spacious kitchen and dining with garden door to rear deck, back yard and garage. There are 2 bedrooms on the main floor - including primary bedroom with walk in closet and 3pc ensuite - and a full bathroom with stacking washer/dryer in it. The kitchen has oak cabinets and stainless appliances. The basement is partially developed with a huge rec/family room and 3pc bathroom. The large detached garage has a concrete floor, has some insulation and has a back door into the yard. New hot water heater, vinyl plank flooring, paint upstairs, some new baseboards, new vanity in basement bathroom. Great location near schools, Eastlink Centre, Community Knowledge Centre.