

**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	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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.