

# \$309,999 - 10261 70 Avenue, Grande Prairie

MLS® #A2213537

**\$309,999**

3 Bedroom, 2.00 Bathroom, 1,201 sqft

Residential on 0.06 Acres

Mission Heights., Grande Prairie, Alberta

Step into homeownership with this affordable and well-located duplex in Mission Heights—complete with a garage and no rear neighbours! Whether you're searching for your first home or a great revenue property, this one checks all the boxes. The inviting 2-storey layout features an open-concept main floor with a functional kitchen and island, a cozy living room with gas fireplace, a bright dining area with backyard access, and a convenient half bath. Upstairs offers three bedrooms, a full main bathroom, and a thoughtfully placed laundry room for added convenience. The basement is unfinished rough in plumbing for a full bathroom and offering a blank canvas to customize to your needs. The insulated and boarded garage adds value, and the fully fenced, south-facing backyard means all-day sun and privacy. Located within walking distance to the Eastlink Centre, two schools, multiple shopping centres, the Coca Cola Centre, and the scenic Muskoseepi Park trail system, this home is perfectly positioned for lifestyle and convenience!

Built in 2004

## Essential Information

MLS® #	A2213537
Price	\$309,999
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,201
Acres	0.06
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	10261 70 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2Y5

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	231

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	See Remarks

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 21st, 2025

Days on Market            7

Zoning                        RC

### **Listing Details**

Listing Office               Sutton Group Grande Prairie Professionals

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