\$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 Heightsâ€"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

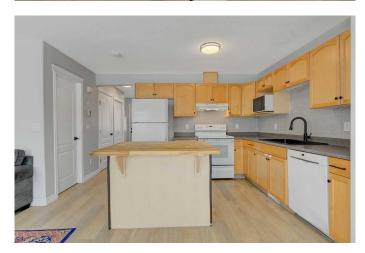
Essential Information

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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