

\$385,000 - 10750 72 Avenue, Grande Prairie

MLS® #A2204257

\$385,000

4 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.09 Acres

Mission Heights., Grande Prairie, Alberta

Attention first-time homebuyers! This charming home is exactly what you've been searching for. If you're looking for a place to move in and relax without a worry, look no further. With numerous updates throughout the years, this property checks all the boxes. As you approach, you'll be greeted by a beautifully stamped concrete sidewalk leading to your covered south-facing deck, perfect for enjoying morning coffee or evening moments of tranquility in a rocking chair with someone special. The inviting main living area features an open-concept design that seamlessly flows from the comfortable living room to the dining area, creating an ideal space for those who love to entertain. The kitchen is equipped with stainless steel appliances, a corner pantry, and ample storage to accommodate all your culinary needs. Conveniently located laundry facilities are situated off the entryway. Upstairs, you'll find two spacious bedrooms and 2 bathrooms. The master bedroom is thoughtfully designed, featuring a walk-in closet with built-in organizers. The ensuite bathroom offers a 4-foot shower with dual shower heads for your ultimate relaxation. The third level boasts an inviting open recreation room, complete with a cozy natural gas fireplace and wet bar, perfect for gatherings. The fully developed basement includes two additional bedrooms, a storage room, a utility area, and a crawl space for all your belongings. Step outside to the rear deck, an ideal space for unwinding after a long day. The



home also features a generously sized 26x26 heated garage, recently outfitted with a new heater. Additional highlights include a new air conditioning system and brand-new shingles. Don't miss this opportunity to make this beautifully updated home yours!

Built in 2003

Essential Information

MLS® #	A2204257
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,518
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	10750 72 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2T5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, On Street, Garage Faces Rear
# of Garages	2

Interior

Interior Features	See Remarks
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	29
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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