

# **\$319,900 - 10309 70 Avenue, Grande Prairie**

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MLS® #A2237895

**\$319,900**

3 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.60 Acres

Mission Heights., Grande Prairie, Alberta

An Incredibly Affordable Home In One Of The Best Neighborhoods - A beautifully appointed two-storey gem in the heart of Mission Heights (arguably one of Grande Prairie's most desirable neighbourhoods). It's known for its central location and unbeatable access to everything! Just steps from four schools, and within walking distance to the Eastlink Centre (one of Northern Alberta's largest rec hubs). You'll love the blend of community, convenience, and calm that surrounds you. This charming and affordable home offers an inviting open concept main floor featuring a bright and airy living room featuring a gas fireplace. A dining area with french doors leading to the back deck. A stylish kitchen outfitted with sleek newer Samsung appliances, perfect for both everyday living and entertaining. A convenient half bath adds functionality to the main level. Upstairs, you'll discover what feels like TWO master-sized bedrooms as each are impressively spacious, including a true primary bedroom with a walk-in closet and private ensuite. Other bedroom upstairs is even bigger with double closets. The upper level laundry room makes laundry day an absolute breeze, and an additional full bathroom upstairs to top it all off. Step outside into your sun drenched, south facing backyard with no rear neighbors, where you'll enjoy privacy, tranquility, and a fully fenced, fully landscaped outdoor retreat. The composite deck is ideal for soaking up summer rays or hosting weekend BBQs, and



the included shed offers extra storage for all your outdoor gear. Also a single attached garage that is all insulated and drywalled. This home is the PERFECT blend of space, location, affordability, and many upgrades. A super well rounded home that could be the one for you!

Built in 2005

### Essential Information

MLS® #	A2237895
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,191
Acres	0.60
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	10309 70 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0A8

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior



Interior Features	Kitchen Island, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	City Lot, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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