

**10644 76 Avenue  
Grande Prairie, Alberta**

**MLS # A2174050**



**\$345,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Pool table, Shed

New to the market, this fully developed bungalow offers high potential for under \$346K! Located in the always desirable Mission Heights, this 4-bedroom, 3-bathroom home is just a short walk from schools and all other amenities. As you enter the home, you're welcomed by a cozy living room, just steps away from an updated kitchen. Down the hall, the primary bedroom features a 3-piece en-suite, along with two additional bedrooms and a full 4-piece bathroom to complete the main floor. The basement provides an inviting entertainment space with a spacious living area, pool table, fourth bedroom, and another full 4-piece bathroom. Outside, enjoy year-round comfort with a 19' x 21' heated garage, fenced yard, and deck. Don't miss this fantastic home with tons of potential! Contact your REALTOR<sup>®</sup> today to schedule a tour.