

**10769 74 Avenue  
Grande Prairie, Alberta**

**MLS # A2188719**



**\$449,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** NA

Step into a home where every corner feels like it was designed with you in mind. Nestled in a quiet area of Mission Heights, this split-level gem welcomes you with soaring ceilings and an abundance of natural light. From the moment you enter, you'll feel the warmth and openness of this thoughtfully designed space. A few steps up reveal a bright and inviting living room with a striking vaulted ceiling, a picture-perfect big window flanked by two smaller ones, creating a flood of sunshine throughout the day. The adjacent kitchen is a dream—featuring light toned cabinetry, a pantry for all your essentials, and a spacious island perfect for casual mornings or lively gatherings. Connected seamlessly to the kitchen, the dining area offers its own charm, with a large window and direct access to the back deck, where your backyard oasis awaits. Upstairs, the private spaces continue to impress! The primary suite offers a peaceful retreat with its large window, walk-in closet, and ensuite with a rainfall shower. Two additional bedrooms, both featuring cozy built in seating and generous closets, share a well appointed 4 piece bathroom, complete with a laundry chute for ultimate convenience. On the lower level, a generous living area steals the show with massive sliding glass doors that seamlessly connect indoor and outdoor living. This level also boasts a full bathroom, and a practical laundry area. The finished basement completes the home, offering yet another two bedroom, ideal for guests, a home office, or a hobby space. Outside, the massive fenced yard is perfect for play, relaxation, or entertaining. With no rear neighbours, it's a private haven equipped with a gas line to the deck for those summer BBQs. The double garage is insulated, heated and finished with built in shelving, making it as functional as it is spacious. Set on a quiet street and close to Tim Hortons, the

Eastlink Center, schools, and more this home is perfectly situated for convenience! Don't let this Mission Heights beauty pass you by, call your REALTOR<sup>®</sup> today to book a showing and make it yours!