

**10522 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2183129**



**\$299,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, 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, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Sump Pump(s)		

**Inclusions:** Dishwasher (Not in working order)

Home sweet home, this updated bungalow nestled into Mission heights is located just a short stroll away from the Eastlink Centre & tons of other amenities. Whether you're into sports, fitness, or leisure, there's something for everyone minutes from your doorstep. Boasting vinyl plank and a modern colour scheme throughout the whole house. On the main floor you'll find the living room, dining area, kitchen, 2 good sized bedrooms, a 4 piece bathroom. The fully developed basement adds valuable living space with a family room, office nook, laundry room/storage, a full bathroom & 2 additional bedrooms. Don't miss your chance to make this place your new home or the perfect addition to your real estate portfolio.