

# \$360,000 - 10241 70 Avenue, Grande Prairie

MLS® #A2216367

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.01 Acres

Mission Heights., Grande Prairie, Alberta

Welcome to this beautifully renovated duplex that perfectly blends style, comfort, and convenience. Featuring 2 spacious bedrooms upstairs and a fully finished basement currently used as a third bedroom, this home offers flexible living space ideal for families or shared living. With 3 full bathrooms and convenient upstairs laundry, everyday living is a breeze. With open concept main floor. Including living room and kitchen. The modern kitchen features contemporary finishes and eye-catching floating shelves, adding both function and flair. Step outside to a brand new deck and enjoy a private backyard complete with a lovely gardenâ€”perfect for relaxing, entertaining, or enjoying nature.

Centrally located, this home is just steps from scenic walking trails, parks, and shopping, offering the best of both tranquility and accessibility. The single-car attached garage and thoughtful renovations throughout make this home truly move-in ready. Donâ€™t miss the opportunity to own this stylish and well-located gem! Call your realtor to book a showing today. \*Listing agent is related to the seller

Built in 2004

## Essential Information

MLS® #                   A2216367

Price                     \$360,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,205
Acres	0.01
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	10241 70 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2Y5

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Oven
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Few Trees, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	17
Zoning	RC

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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