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10229 72 Avenue  
Grande Prairie, Alberta

MLS # A2232093



**\$465,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, built in vac, GDO and remote, shed, greenhouse, window coverings, attached garage shelving

Immaculate Raised Bungalow in Mission Heights! Located on a quiet cul-de-sac just steps from walking trails and a park, this beautifully maintained raised bungalow offers the perfect blend of comfort and functionality. The open-concept main floor is filled with natural light and features main floor laundry, 2 spacious bedrooms, and 2 baths including the 4 pc ensuite with a jet tub and separate shower in the primary suite as well as a walk-in closet. Downstairs, enjoy a fully finished basement with 2 additional bedrooms, a theatre room, flex space, and tons of storage &ndash; ideal for families or entertaining guests. The large deck extends your living space outdoors, perfect for BBQs and soaking up the sun. Double attached garage with built in shelving. Don&rsquo;t miss your chance to view this gem &ndash; schedule your showing today!