

10709 74 Avenue
Grande Prairie, Alberta

MLS # A2272450



\$339,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,015 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: window coverings

Located in desirable Mission Heights, close to Schools, Eastlink and a park a few steps away. This fully developed split level home has a lot going for it including new shingles. The main level has the living room, kitchen, dining area and access to the deck and back yard. The upper level has 2 bedrooms and full bathroom. Down a few steps from the main level is a great family room with large windows. The lowest level has another bedroom, full bathroom and laundry area. Fenced yard, shed, rear alley access with parking in the back. This home is currently rented until July 31, 2026. This would be the perfect property to add to your rental portfolio, as it comes with a great long term tenants.