\$319,900 - 10309 70 Avenue, Grande Prairie

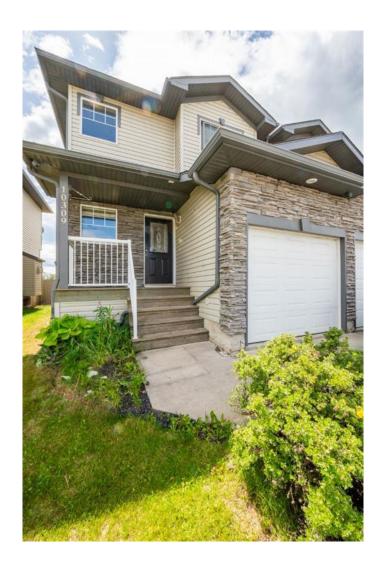
MLS® #A2237895

\$319,900

3 Bedroom, 3.00 Bathroom, 1,191 sqft Residential on 0.60 Acres

Mission Heights., Grande Prairie, Alberta

An Incredibly Affordable Home In One Of The Best Neighborhoods - A beautifully appointed two-storey gem in the heart of Mission Heights(arguably one of Grande Prairie's most desirable neighbourhoods) It's known for its central location and unbeatable access to everything! Just steps from four schools, and within walking distance to the Eastlink Centre(one of Northern Alberta's largest rec hubs). You'll love the blend of community, convenience, and calm that surrounds you. This charming and affordable home offers an inviting open concept main floor featuring a bright and airy living room featuring a gas fireplace. A dining area with french doors leading to the back deck. A stylish kitchen outfitted with sleek newer Samsung appliances, perfect for both everyday living and entertaining. A convenient half bath adds functionality to the main level. Upstairs, vou'II discover what feels like TWO master-sized bedrooms as each are impressively spacious, including a true primary bedroom with a walk-in closet and private ensuite. Other bedroom upstairs is even bigger with double closets. The upper level laundry room makes laundry day an absolute breeze, and an additional full bathroom upstairs to top it all off. Step outside into your sun drenched, south facing backyard with no rear neighbors, where you'll enjoy privacy, tranquility, and a fully fenced, fully landscaped outdoor retreat. The composite deck is ideal for soaking up summer rays or hosting weekend BBQs, and



the included shed offers extra storage for all your outdoor gear. Also a single attached garage that is all insulated and drywalled. This home is the PERFECT blend of space, location, affordability, and many upgrades. A super well rounded home that could be the one for you!

Built in 2005

Essential Information

MLS® # A2237895 Price \$319,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,191 Acres 0.60 Year Built 2005

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 10309 70 Avenue
Subdivision Mission Heights.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W0A8

Amenities

Parking Spaces 3

Parking Single Garage Attached

of Garages 1

Interior





Interior Features Kitchen Island, Laminate Counters, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle, Tile

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description City Lot, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 8th, 2025

Days on Market 3

Zoning RS

Listing Details

Listing Office RE/MAX Grande Prairie

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