

# \$299,900 - 10329 70 Avenue, Grande Prairie

MLS® #A2266949

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.06 Acres

Mission Heights., Grande Prairie, Alberta

Affordable Duplex in Mission Heights â€“  
Garage, No Rear Neighbors & Prime Location!  
Perfect for First-Time Buyers or Investors!  
Step into homeownership with this affordable  
and well-located 2-storey duplex in the heart of  
Mission Heights. Featuring no rear neighbors  
and an insulated, boarded garage, this home  
offers the ideal blend of privacy, practicality,  
and potential.

Main Floor Highlights:

Open-concept layout with great flow,  
Functional kitchen with center island for prep  
and seating, Cozy living room with gas  
fireplace, Bright dining area with access to the  
south-facing, partially fenced backyard.  
Convenient half bath for guests

Upstairs Comforts:

Three spacious bedrooms, Full main  
bathroom, Upstairs laundry room for ease and  
efficiency

Bonus Features:

Unfinished basement ready for your custom  
touch

South-facing backyard for all-day sunshine  
and extra privacy

Garage is insulated and boardedâ€”ideal for  
storage or cold weather

Prime Location Perks:

Walk to the Eastlink Centre, Coca Cola  
Centre, and scenic Muskoseepi Park trails  
Close to two schools, multiple shopping  
centers, and essential amenities.

Family-friendly neighborhood with great  
community feel



Donâ€™t miss this opportunity! Whether youâ€™re looking for a starter home or a revenue property, this duplex checks all the boxes.

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266949               |
| Price          | \$299,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,190                  |
| Acres          | 0.06                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 10329 70 Avenue  |
| Subdivision | Mission Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W0A8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Breakfast Bar                                 |
| Appliances        | Dishwasher, Range, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                       |

|                 |                                |
|-----------------|--------------------------------|
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Full                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | City Lot        |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 13                 |
| Zoning         | RC                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | CommVest Realty Ltd. |
|----------------|----------------------|

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