

**10306 70 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2146356**



**\$274,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** NA

GREAT 2 bed 2.5 bath half duplex in Mission Heights! Close to the Eastlink & Coca-Cola Centre as well as Charles Spencer, St. Joes. & Derek Taylor. Open living, dining and kitchen space, with a half bathroom located on the main level. Upstairs is 2 very large bedrooms with a full bathroom & laundry. The primary has a full en-suite and walk in closet. The basement is undeveloped and adds lots of heated storage. The single car garage is insulated. Large rear deck and partially fenced yard.