

10233 72B Avenue  
Grande Prairie, Alberta

MLS # GP208612



**\$524,800**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,539 sq.ft.	<b>Age:</b>	2003 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Double		
<b>Driveway:</b>	Concrete		

**Heating:** In-Floor, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** -

**Land:** Landscaped

**Features:** Central Vacuum, Deck, Ensuite, Fireplace - Woodburning, Jet Tub

**Water:** -

**Sewer:** Municipal

**Taxes:** \$ 6,542

**Condo Fee:** -

**Lot Fee:** -

**Maintenance Fee:** -

**Inclusions:** Window Coverings

SPACIOUS HOME WITH MASSIVE YARD TO ENJOY IN MISSION ESTATES!!! LOCATION, LOCATION, LOCATION!!! This impressive 2 storey home with front covered veranda is located in a quiet cul-de-sac in preferred neighbourhood near walking trails, Eastlink centre and schools. Bright open kitchen with UPDATED maple cabinets, island and stainless steel appliances. Main floor includes living room with wood burning fireplace feature, den/OFFICE, powder room and LARGE front entry way. Upstairs features master bedroom plus two other bedrooms with walk-in closets and ceiling fans, full bath with 6ft jacuzzi tub, and double sinks. Basement and garage have in-floor heating with lots of room for storage. Garage will accommodate 3 vehicles with tandem extended area!! Relax and enjoy the fully landscaped and fully fenced yard plus shed.