



10644 76 Avenue
Grande Prairie, Alberta

MLS # A2174050



\$345,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Pool table, Shed

New to the market, this fully developed bungalow offers high potential for under \$346K! Located in the always desirable Mission Heights, this 4-bedroom, 3-bathroom home is just a short walk from schools and all other amenities. As you enter the home, you're welcomed by a cozy living room, just steps away from an updated kitchen. Down the hall, the primary bedroom features a 3-piece en-suite, along with two additional bedrooms and a full 4-piece bathroom to complete the main floor. The basement provides an inviting entertainment space with a spacious living area, pool table, fourth bedroom, and another full 4-piece bathroom. Outside, enjoy year-round comfort with a 19' x 21' heated garage, fenced yard, and deck. Don't miss this fantastic home with tons of potential! Contact your REALTOR today to schedule a tour.