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10261 70 Avenue  
Grande Prairie, Alberta

MLS # A2213537



**\$309,999**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                 |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                   |
| <b>Size:</b>     | 1,201 sq.ft.                    | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                   |
| <b>Lot Feat:</b> | Irregular Lot                   |               |                   |

|                    |                     |
|--------------------|---------------------|
| <b>Heating:</b>    | Forced Air          |
| <b>Floors:</b>     | Carpet, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle     |
| <b>Basement:</b>   | Full, Unfinished    |
| <b>Exterior:</b>   | See Remarks         |
| <b>Foundation:</b> | Poured Concrete     |
| <b>Features:</b>   | See Remarks         |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | RC |
| <b>Utilities:</b> | -  |

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

Step into homeownership with this affordable and well-located duplex in Mission Heights—complete with a garage and no rear neighbours! Whether you're searching for your first home or a great revenue property, this one checks all the boxes. The inviting 2-storey layout features an open-concept main floor with a functional kitchen and island, a cozy living room with gas fireplace, a bright dining area with backyard access, and a convenient half bath. Upstairs offers three bedrooms, a full main bathroom, and a thoughtfully placed laundry room for added convenience. The basement is unfinished rough in plumbing for a full bathroom and offering a blank canvas to customize to your needs. The insulated and boarded garage adds value, and the fully fenced, south-facing backyard means all-day sun and privacy. Located within walking distance to the Eastlink Centre, two schools, multiple shopping centres, the Coca Cola Centre, and the scenic Muskoseepi Park trail system, this home is perfectly positioned for lifestyle and convenience!