



10240 72 Avenue
Grande Prairie, Alberta

MLS # GP208275



\$489,800

Division:	Mission Heights		
Type:	House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2009 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete, Double		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 5,927
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	Central Air Conditioning, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Sump		

Inclusions: -

Gorgeous home in a quiet cul-de-sac on a pie shaped lot with A/C, irrigation system & backing onto green space. No rear neighbours. Walking distance to Charles Spencer & St. Joes. Close to 2 elementary schools. Walking distance to Coke Center & Eastlink Center. Close to walking trails & all amenities. Kitchen features stunning cabinetry with quartz countertops, island with eating bar & huge walk through pantry. Living room is warm and cozy with gas fireplace. Main floor laundry room is quite large with tons of cabinet space as well as a sink. Upstairs the bonus room is perfect for your home office or small playroom. Spacious master bedroom has walk in closet and ensuite with his/hers sinks & jet tub. There are 2 more bedrooms with Jack & Jill bathroom. Basement is started with framing & electrical plus partially done bathroom. Huge backyard is fenced & landscaped with irrigation system plus backs onto green space. This home even has A/C & air purifier built into the furnace.