



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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10229 70 Avenue  
Grande Prairie, Alberta

MLS # A2103456



**\$257,500**

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,139 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** garage door opener & remote

Located in Mission, close to the Bear Creek trail system you will find this 3 bedroom, 2 bathroom home with garage. This home features an open concept kitchen, dining and living room on the main floor. Rounding out the main floor is the half bath, access to the single attached garage, and access to the back deck & fully fenced south facing backyard. The upper level has 3 bedrooms and full 4 piece bath. The laundry is conveniently located upstairs. The basement is currently undeveloped. These 1/2 duplexes are extremely desirable to many different buyers: first time buyers, investors and people looking to downsize. Currently tenant occupied - tenant will be out at the end of June.