

## 780-933-9938 pelchatsold@gmail.com

## 10306 70 Avenue Grande Prairie, Alberta

## MLS # A2116848



## \$279,000

Division:	Mission Heights			
Туре:	Residential/Duple>	ĸ		
Style:	2 Storey, Side by	Side		
Size:	1,068 sq.ft.	Age:	2005 (19 yrs old)	
Beds:	2	Baths:	2 full / 1 half	
Garage:	Concrete Drivewa	y, Garage Do	oor Opener, Garage Faces Front, Sir	
Lot Size:	0.06 Acre			
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot			
	Water:	-		
	Sewer:	-		
	Condo Fe	e: -		
	Condo Fee LLD:	e: - -		

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

Inclusions: NA

GREAT 2 bed 2.5 bath half duplex in Mission Heights! Close to the Eastlink & Coca-Cola Centre as well as Charles Spencer, St. Joes. & Derek Taylor. Open living, dining and kitchen space, with a half bathroom located on the main level. Upstairs is 2 very large bedrooms with a full bathroom & laundry. The primary has a full en-suite and walk in closet. The basement is undeveloped and adds lots of heated storage. The single car garage is insulated. Large rear deck and partially fenced yard. Could be a good investment as this property is tenant occupied until June 30 @ \$1675/mo not including utilities.