

10745 73 Avenue  
Grande Prairie, Alberta

MLS # A2174227



**\$344,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

This beautifully renovated 4-level split home offers modern comfort and versatile living space. With 4 spacious bedrooms and 2 full bathrooms, it's perfect for a growing family. The standout feature is the walkout 3rd level, complete with a cozy gas fireplace, providing a warm, inviting space for relaxation or entertaining. This level also offers exciting development opportunities, allowing you to customize it to your needs. The open layout and thoughtful upgrades throughout make this home move-in ready, while still providing room for future personalization and expansion. The back yard is large and ready for that double garage. Close to 4 different schools and the Eastlink Centre this is one to check out today!