

# \$424,500 - 10221 71 Avenue, Grande Prairie

MLS® #A2211695

**\$424,500**

4 Bedroom, 3.00 Bathroom, 1,056 sqft

Residential on 0.16 Acres

Mission Heights., Grande Prairie, Alberta

Welcome to this fantastic fully developed bi-level located in a sought-after neighborhood close to parks, walking trails, top-rated schools, and all the amenities your family needs. From the moment you step into the spacious front entrance, you'll feel right at home.

The open-concept main floor boasts a bright living room with charming side windows, creating a cozy space that flows seamlessly into the kitchen—complete with stainless steel appliances, stylish updated countertops and backsplash, and direct access to a maintenance-free upper patio that overlooks the expansive, fully fenced pie-shaped backyard. The main floor also features a serene primary bedroom with a stunning feature wall, walk-in closet, and private ensuite. An oversized second bedroom sits conveniently near the updated main bathroom, which includes new countertops, fresh paint, and modern plumbing fixtures. Downstairs, the fully finished basement offers even more space with two additional bedrooms, a third full bathroom, and a generous rec room—ideal for family movie nights. A bonus flex space is perfect for a home office, gym, or playroom. Additional highlights include new furnace, central A/C, heated garage, and recently replaced west side shingles. Plus, select furniture is negotiable! Don't miss this incredible opportunity, schedule your showing today!



Built in 2005

## Essential Information

MLS® #	A2211695
Price	\$424,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,056
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	10221 71 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2Y3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None, Playground, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, No Neighbours Behind, See Remarks, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	23
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.