

# **\$614,900 - 10214 72 Avenue, Grande Prairie**

MLS® #A2251157

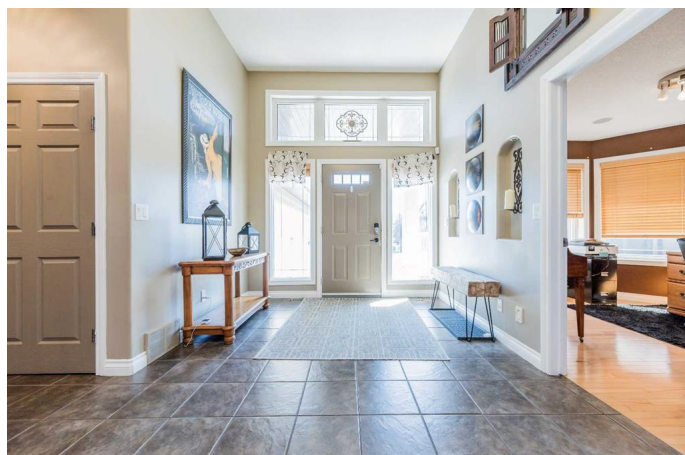
## **\$614,900**

4 Bedroom, 3.00 Bathroom, 1,697 sqft

Residential on 0.22 Acres

Mission Heights., Grande Prairie, Alberta

Elegant bungalow home situated in desired Mission Heights subdivision in a quiet half cul de sac street. As you pull up to your new home you will appreciate the stucco siding, and triple car garage with in floor heat, and 30 + 50 amp power. Spacious tiled entry way welcomes you into your wide open concept floor plan. Kitchen boasts kitchen island, gas stove, adequate cabinet + counter space and must have pantry. Dining allows for a table for any occasion, and has access to covered back deck complimented by built in BBQ & working out door speakers that also run through the main floor. Living room is just the right size with vaulted ceilings. Popular main floor laundry that leads into your heated triple car garage. To finish off the main level is bedroom, full bathroom, and you cannot forget the master bedroom with oasis style en-suite with both soaking jet tub, shower, walk in closet, and your own door to access the deck. Now lets head on down stairs to your massive finished basement which boasts second living room, theatre room with a wet bar, two more big bedrooms, full bathroom, utility/storage room and complimented with in floor heat wonderful for our longer winters. Back yard is fully fenced and is southwest backing which means sunshine all afternoon/evening long, privately treed that when in bloom it fills the yard, as well the icing on the cake is the fire pit entertaining area! This home is situated close to Eastlink Center , St Joes / Charles Spencer High School(s) , Derek Taylor / St Kateri



School(s), Starbucks, Coca Cola Center, Public Bus Stops, And Beautiful walking/biking trails. Book your viewing today of this stunning and mature bungalow home in a very desired location.

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2251157    |
| Price          | \$614,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,697       |
| Acres          | 0.22        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10214 72 Avenue  |
| Subdivision | Mission Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W 2W5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave,                                               |

|                 |                         |
|-----------------|-------------------------|
|                 | Refrigerator, Washer    |
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Cedar Shake                             |
| Construction      | Mixed                                   |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 38                |
| Zoning         | RR                |

## Listing Details

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

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