

# \$389,000 - 10625 72 Avenue, Grande Prairie

MLS® #A2230557

**\$389,000**

4 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.12 Acres

Mission Heights., Grande Prairie, Alberta

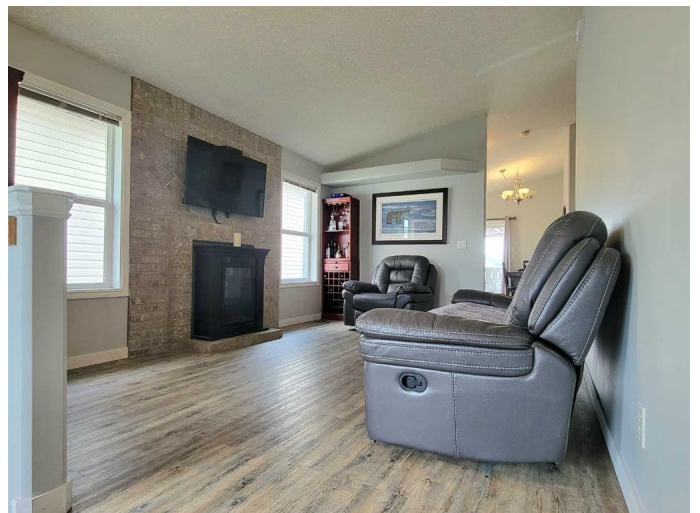
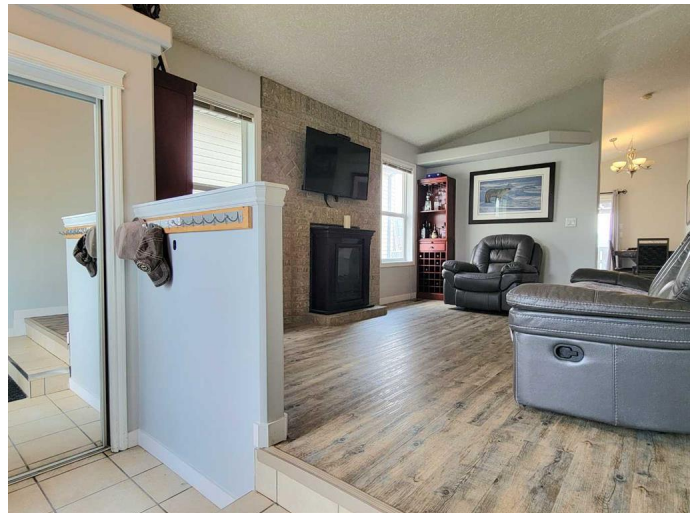
Step into a world of endless potential and contemporary charm in this exquisite 4-bedroom, 3-bathroom home. Spanning 1390 sq. ft. across three meticulously crafted floors, this property is the epitome of modern living and comfort.

As you enter, you're greeted by a spacious open-concept living area that seamlessly blends the kitchen and living room. The heart of the home features sleek, white cabinetry, contrasting beautifully with rustic wood-look flooring, creating an atmosphere that's both inviting and stylish. Large windows flood the space with natural light, enhancing the sense of openness and warmth.

The living room is a haven of relaxation, boasting a stunning brick feature wall with a modern electric fireplace and mounted TV, perfect for cozy evenings or entertaining guests. Plush seating invites you to unwind after a long day, while the room's layout offers flexibility for various furniture arrangements.

Upstairs, the primary bedroom awaits, a generous sanctuary with plush carpeting and a soothing color palette. The ceiling fan adds both style and comfort, ensuring a perfect night's sleep.

Throughout the home, you'll find thoughtful touches that elevate everyday living. From the spa-like bathrooms with contemporary fixtures



to the clever storage solutions, every detail has been considered. The dining area, with its sliding glass doors to the backyard that back on to NO REAR NEIGHBORS, creates a seamless indoor-outdoor flow, ideal for al fresco dining or summer gatherings.

This home isn't just a place to live; it's a canvas for your dreams and aspirations. Whether you're a young professional, a growing family, or someone looking for a stylish and low-maintenance lifestyle, this property is walking distance to multiple Elementary & high schools, Eastlink Centre, restaurants & shopping. Welcome to your future in Grande Prairie – where every day feels like coming home to a retreat.

Built in 2004

**Essential Information**

MLS® #	A2230557
Price	\$389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.12
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	10625 72 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta

Postal Code T8W 2T6

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, RV Access/Parking  
# of Garages 2

### Interior

Interior Features High Ceilings, Open Floorplan, Pantry  
Appliances Built-In Refrigerator, Electric Stove, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Outdoor Kitchen, Private Entrance  
Lot Description Back Yard, Backs on to Park/Green Space, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Brick, Mixed, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 12th, 2025  
Days on Market 7  
Zoning RS

### Listing Details

Listing Office Grassroots Realty Group Ltd.

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