

\$314,900 - 10329 70 Avenue, Grande Prairie

MLS® #A2239053

\$314,900

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.06 Acres

Mission Heights., Grande Prairie, Alberta

Affordable Duplex in Mission Heights â€“
Garage, No Rear Neighbors & Prime Location!
Perfect for First-Time Buyers or Investors!
Step into homeownership with this affordable
and well-located 2-storey duplex in the heart of
Mission Heights. Featuring no rear neighbors
and an insulated, boarded garage, this home
offers the ideal blend of privacy, practicality,
and potential.

Main Floor Highlights:

Open-concept layout with great flow,
Functional kitchen with center island for prep
and seating, Cozy living room with gas
fireplace, Bright dining area with access to the
south-facing, partially fenced backyard.
Convenient half bath for guests

Upstairs Comforts:

Three spacious bedrooms, Full main
bathroom, Upstairs laundry room for ease and
efficiency

Bonus Features:

Unfinished basement ready for your custom
touch

South-facing backyard for all-day sunshine
and extra privacy

Garage is insulated and boardedâ€”ideal for
storage or cold weather

Prime Location Perks:

Walk to the Eastlink Centre, Coca Cola
Centre, and scenic Muskoseepi Park trails
Close to two schools, multiple shopping
centers, and essential amenities.

Family-friendly neighborhood with great
community feel



Donâ€™t miss this opportunity! Whether youâ€™re looking for a starter home or a revenue property, this duplex checks all the boxes. ** Property is occupied and subject to Tenancy Considerations. Vacant photos were taken prior to occupancy. Current rent \$1975.00/month- Last increase Jun 1, 2025

Built in 2006

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2239053 |
| Price | \$314,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,190 |
| Acres | 0.06 |
| Year Built | 2006 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10329 70 Avenue |
| Subdivision | Mission Heights. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W0A8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|-----------------------------------------------|
| Interior Features | Breakfast Bar |
| Appliances | Dishwasher, Range, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | City Lot |
| Roof | Asphalt Shingle |
| Construction | See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 60 |
| Zoning | RC |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | CommVest Realty Ltd. |
|----------------|----------------------|

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