

\$449,000 - 10305 74 Avenue, Grande Prairie

MLS® #A2240325

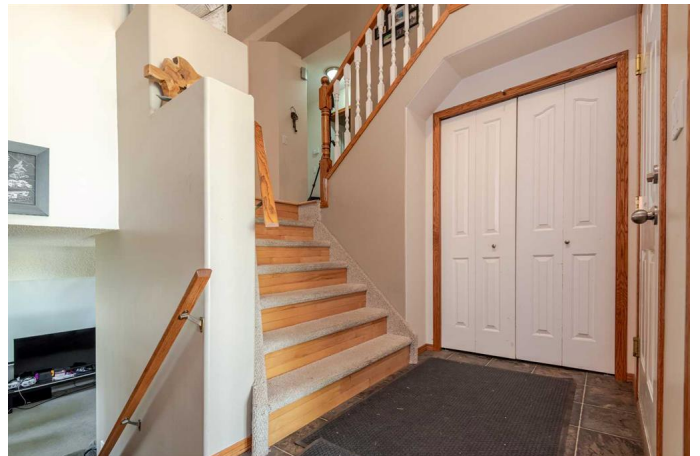
\$449,000

5 Bedroom, 3.00 Bathroom, 1,153 sqft

Residential on 0.16 Acres

Mission Heights., Grande Prairie, Alberta

This is one home you do not want to miss out on! Tucked away on a quiet street in the highly sought-after community of Mission Heights. This beautifully updated modified bi-level offers the perfect blend of space, style, and functionality. With 5 bedrooms, 3 full bathrooms, and a fully developed basement, there's plenty of room for the whole family to spread out and enjoy. Step inside and be impressed by the bright and open layout. The kitchen is a chef's dream, featuring stunning quartz countertops and ample workspace, flowing seamlessly into the living and dining areas—ideal for entertaining. Also on the main floor you will find two bedrooms and a full bathroom. The master bedroom is located upstairs and features a walk-in closet and full ensuite. Downstairs, you'll find a fantastic entertainment room perfect for a theatre room! Additionally there are two more bedrooms, laundry room and bathroom to complete the lower level. This home is move-in ready with numerous major upgrades in the last 3 years, including a new furnace, central air conditioning, hot water tank, and shingles! Stay comfortable year-round with climate control, and enjoy added convenience with a central vacuum system. The heated attached garage offers comfort and convenience during the colder months. You'll be sure to enjoy the outdoors in this massive backyard, offering a beautiful garden, kids play centre, fire pit area and deck. This home is situated in a prime spot, located with easements on two sides,



close to parks, walking trails, schools, shopping, and more! Don't miss this incredible opportunity, book your showing today!

Built in 1998

Essential Information

MLS® #	A2240325
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,153
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	10305 74 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2M6

Amenities

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

Interior

Interior Features	Breakfast Bar, Central Vacuum, Quartz Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Many Trees, Triangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	6
Zoning	RR

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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