

# \$374,900 - 10422 72 Avenue, Grande Prairie

MLS® #A2246291

**\$374,900**

4 Bedroom, 2.00 Bathroom, 1,460 sqft

Residential on 0.10 Acres

Mission Heights., Grande Prairie, Alberta

Steps from the Eastlink Centre on a huge corner lot in a quiet cul-de-sac, this airy 4-level split offers 1,400+ sqft of lifestyle-driven space that flows effortlessly from top to bottom. The main level boasts a great open-concept layout with a spacious living room and a bright, functional kitchen—perfect for both daily living and entertaining. Upstairs you'll find three sunlit bedrooms and a full bathroom. Head down to the walkout third level, where a cozy theatre setup and sleek wet bar create the ultimate movie-night or game-day zone. Continue to the fully developed fourth level, complete with a spacious fourth bedroom, convenient laundry area, and an additional 3-piece bathroom—ideal for guests or teens. Outside, enjoy a massive side deck leading to a fully fenced yard with alley access—perfect for kids, pets, or adding a future garage or RV pad. New shingles will be done soon!! With the Eastlink Centre just a 1-minute walk away—offering swimming, surfing, fitness, sports courts, gymnastics, and more—plus close proximity to schools, trails, and transit, this is Grande Prairie living at its best.

Built in 2002

## Essential Information

MLS® # A2246291

Price \$374,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,460         |
| Acres          | 0.10          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10422 72 Avenue  |
| Subdivision | Mission Heights. |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8W 2S6          |

### Amenities

|                |                 |
|----------------|-----------------|
| Parking Spaces | 6               |
| Parking        | On Street, None |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Bar                                                    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | None                                                                          |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Mixed                                                                         |
| Foundation        | Poured Concrete                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 10                |
| Zoning         | RS                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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