

\$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



Don't miss this opportunity! Whether you'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	21
Zoning	RC

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.