

\$299,900 - 10329 70 Avenue, Grande Prairie

MLS® #A2266949

\$299,900

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.06 Acres

Mission Heights., Grande Prairie, Alberta

Affordable Duplex in Mission Heights “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 boarded—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.

Built in 2006

Essential Information

MLS® #	A2266949
Price	\$299,900
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, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	October 25th, 2025
Days on Market	10
Zoning	RC

Listing Details

Listing Office	CommVest Realty Ltd.
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