

\$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	8
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group 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.