

\$579,800 - 10310 79 Avenue, Grande Prairie

MLS® #A2190653

\$579,800

5 Bedroom, 3.00 Bathroom, 1,109 sqft
Residential on 0.14 Acres

Mission Heights., Grande Prairie, Alberta

This exceptional legal up/down duplex, built by Unique Home Concepts, is located in the highly sought-after community of Mission Heights. Offering an unbeatable location, it is just steps away from schools, scenic walking trails, the ravine, parks, shopping, dining, and more. This turnkey property includes all appliances, fencing, a deck, and a professionally landscaped yard in the purchase price. The upper unit features a bright, open-concept floor plan with a spacious kitchen that includes a center island and a corner pantry. The private master suite boasts a walk-in closet and an ensuite bathroom, complemented by two additional bedrooms and a full bathroom. The unit also offers convenient access to a single-car garage. The lower unit has a private entrance, its own single-car garage, and 9' ceilings in the kitchen and bedrooms, creating a spacious and airy feel. Large windows allow ample natural light to fill the space, enhancing the open and bright floor plan, which consists of two bedrooms and one full bathroom. Exceptional soundproofing with soundbar technology, extra insulation, and additional drywall ensures quiet and comfortable living for both units. This home is ideal for investors seeking great income potential or homeowners looking to offset their mortgage by renting out the basement. If you act quickly, you'll even have the opportunity to customize the finishes and colors to match your personal style. Available for late spring/early summer possession, this



rare find in a prime location won't last long! ALL PHOTOS ARE SAMPLE PHOTOS!

Built in 2025

Essential Information

MLS® #	A2190653
Price	\$579,800
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,109
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

Community Information

Address	10310 79 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 1Z2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full, Suite, Walk-Up

Exterior

Exterior Features Other

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed January 29th, 2025

Days on Market 43

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie

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