



**10422 72 Avenue , Grande Prairie, Alberta - \$374,900**



Main Photo

## Property Description

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.



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