



8194 107
Grande Prairie, Alberta

MLS # A2203149



\$449,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,256 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Tv Mounts, Blinds, Pool Table

Fully developed 1,256 sq. ft. modified bi-level in the desirable community of Mission Heights with no rear neighbours. This well-maintained home offers a spacious entryway filled with natural light, leading into a cozy living room and an open-concept kitchen and dining area. The kitchen features stainless steel appliances, your choice of new laminate countertops, and French doors that open onto a fully covered deck overlooking the fenced and landscaped backyard. The main level includes a large primary bedroom with a walk-in closet, a second closet, linen storage, and a private ensuite. Two additional good-sized bedrooms and a full bathroom complete this level. The fully developed basement offers plenty of space for relaxation and entertainment, with a large family room that has room for seating and a pool table. There is also an additional bedroom, a bonus office space, and an updated bathroom featuring a steam shower and jetted soaker tub. The 20x22 heated garage was recently professionally finished, adding extra convenience. Recent updates include architectural shingles, a new hot water tank, new appliances, and the option to choose new laminate countertops for the kitchen and bathrooms. Located in Mission Heights, this home is close to four schools, the Eastlink Centre, grocery stores, pharmacies, restaurants, sports fields, parks, and access to the Bear Creek walking trails. Don't miss out on this fantastic home in a prime location! Schedule your private showing today.