

**7822 Mission Heights Drive
Grande Prairie, Alberta****MLS # A2225736****\$389,900**

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,214 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door		

Inclusions: na

Mission Heights Beauty | 4 Beds + 3 Baths | 2,328 Sq Ft Total | Backs onto 2 Green Spaces | Immediate Possession! Here is your chance to own a fully developed 4-level split home in the heart of Mission Heights, one of Grande Prairie's most family-friendly and sought-after neighbourhoods. Offering a generous 2,328 sq ft of total developed living space, this home delivers exceptional functionality, updated infrastructure, and a rare lot location — backing onto not one but TWO green spaces. Whether you're upsizing, relocating, or looking for a long-term family investment, this one has it all. Incredible Location: Located in a quiet and established cul-de-sac, this home is surrounded by mature trees and greenspace, creating privacy and a peaceful setting for day-to-day life. It's walking distance to two schools: École St. Kateri Catholic School and Derek Taylor School — making school runs stress-free and ideal for families with young children. You'll also be just minutes from the Eastlink Centre, Muskoseepi Park, grocery stores, restaurants, the hospital, and all major city amenities — convenience at your doorstep. Interior Features: 4 large bedrooms and 3 full bathrooms, perfect for growing families or multi-generational living. The lower-level recreation room is spacious, bright, and could easily be converted into a fifth bedroom, home office, or gym. 1,214 sq ft above grade plus two fully developed lower levels, offering versatile living space throughout. Functional kitchen with great layout, storage, and flow into the dining and living room areas. All appliances and window coverings included, offering a true turnkey opportunity. All Poly-B plumbing has been professionally removed and upgraded to PEX, giving buyers confidence in the home's mechanical systems. Generous storage, utility, and

laundry areas throughout Exterior & Lot: Backing directly onto two wide greenbelt corridors with no rear neighbours — enjoy serene nature views and added privacy Low-maintenance backyard designed for relaxation, including a large private deck perfect for morning coffee or evening barbecues Fully landscaped front and rear yards Double attached garage with space for vehicles, storage, or a workshop Additional Highlights: This home has been loved and well maintained by its current owner Move-in ready with immediate possession available — no waiting or delays Ideal location for families with children, pet owners, or anyone who values green space and walkability This is a rare opportunity to secure a home that offers space, location, and peace of mind. Very few homes in this area back onto dual green spaces, especially with over 2,300 sq ft of developed living area and this kind of layout. Book a showing with Realtor today