

**7802 107 Street
Grande Prairie, Alberta**

MLS # A2245029



\$479,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Few Trees, Pie Shaped Lot, See Remarks		

Heating:	Mid Efficiency, Forced Air	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, See Remarks
Features:	Jetted Tub, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer, (dryer - as is), all window coverings, two island chairs, firewood and wood shed, fire pit, shed, and cabinets in shed.

Beautiful Fully Developed Bilevel in Mission Heights! Tucked away in a quiet cul-de-sac on a spacious pie-shaped lot, this well-maintained home offers the perfect blend of comfort, functionality, and style. Featuring 4 bedrooms (3 up, 1 down) and 3 full bathrooms, this home is ideal for families of all sizes. The bright, open-concept main level boasts vaulted ceilings, a large kitchen and dinette area, and an inviting warm color palette. Enjoy cooking with upgraded stainless steel appliances and plenty of counter space. Fully developed basement is full of natural light thanks to oversized windows and includes a generous family room, a fourth bedroom with a walk-in closet and built-in cabinetry, a full bathroom, storage room, and laundry area. Step outside and fall in love with the beautifully landscaped yard featuring mature trees, fenced yard, firepit area, deck, 8' x 16' shed, and extra-wide concrete parking pad. The finished and heated garage adds even more value. Shingles were replaced 3 years ago and air conditioning was installed. This is an amazing family home in a sought-after location & don't miss the opportunity to make it yours!