

**8130 106A Street  
Grande Prairie, Alberta**

**MLS # A2248235**



**\$447,500**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, See Remarks		

**Inclusions:** garage heater

Mission Heights Gem &ndash; 4 Bedrooms, 3 Baths, heated garage & beautiful landscaping. Located in the highly sought-after Mission Heights neighborhood, this fully developed, beautifully maintained home sits on a quiet local traffic street. Close to park/playground and close to excellent schools. This home has had lots of recent updates including paint, fixtures, kitchen, landscaping, pex plumbing lines & newer shingles. The main floor consists of a spacious living room, kitchen & dining room with refreshed cabinetry and quartz countertops, 3 bedrooms and 2 baths. Access to the fabulous deck & backyard is off the dining area. The lower level has a large family room with fireplace, a dedicated laundry room, bedroom, bathroom and storage room which could be developed into another bedroom if one desires. The exterior is just as impressive, with a 2 tiered partially covered deck, gorgeous mature landscaping & storage shed. The heated double garage with 2 overhead doors is ideal for our northern climate. This desirable property blends comfort, functionality, and location&mdash;ready for you to just move in and enjoy! Showings are only available on Aug 16 & 17. Contact your favorite Realtor to book you showing.