

**7622 103 Street
Grande Prairie, Alberta**

MLS # A2184143



\$354,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,256 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Greenbelt, Standard Shaped Lot, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters, Vaulted Ceiling(s)		

Inclusions: n/a

For more information, please click Brochure button. Stunning, Newly Renovated Home in an Ideal Location! Nestled on a peaceful street directly across from a beautiful park, this home offers the perfect blend of modern upgrades and tranquil surroundings. Situated with easements behind and beside, the property boasts a massive backyard, offering plenty of space for outdoor activities and relaxation. Inside, the open floor plan seamlessly blends modern design with character, highlighted by brand-new vinyl plank flooring that flows throughout the home. The heart of the home is the fully renovated kitchen, featuring sleek quartz countertops, a stylish modern tile backsplash, and top-of-the-line stainless steel appliances. Whether you're preparing a meal or entertaining guests, this kitchen is sure to impress. The living room is the perfect spot to unwind, complete with an awesome wood-burning fireplace that adds warmth and charm to the space. The updated bathrooms, including the primary ensuite, provide a fresh and contemporary feel. Upstairs, you'll find three spacious bedrooms, offering plenty of room for family or guests. The third level is a versatile living area that could easily function as a home office, family room, or entertainment space. It also features a large bedroom and a convenient washroom with an integrated washer and dryer. The lower floor is framed and ready for your personal touch, with potential for a rec room and an additional bedroom to further enhance the home's living space. Other notable upgrades include a new hot water tank for peace of mind and energy efficiency. This home truly has it all – modern conveniences, ample space, and an unbeatable location. Don't miss your chance to call this exceptional property home!