

**7204 105 Street  
Grande Prairie, Alberta**
**MLS # A2200084**


# \$279,900

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn		

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)

**Inclusions:** Shed

**\*\*Upgraded Half Duplex in Mission &ndash; Ideal Location!\*\*** Discover this beautifully upgraded 3-bedroom, 1.5-bath half duplex in the heart of Mission. This home features brand-new shingles and is situated in a quiet neighbourhood, walking distance away from schools, parks, and a variety of restaurants. It also conveniently backs onto the Eastlink Center, providing easy access to recreational activities for the whole family! On the main level, you'll find a spacious living room and dining area, both with access to a charming side deck and a fully fenced backyard, perfect for outdoor entertaining. The U-shaped kitchen offers ample cabinet space for all your culinary needs and opens a view to the living room, while a well-placed bedroom and a convenient half bath complete this level. Upstairs, you'll discover two inviting bedrooms, including a generously sized primary with 2 closets, along with a modern 4-piece main bathroom. The convenience of bedroom-level laundry adds to the home's appeal making laundry day a breeze. The full unfinished basement offers fantastic heated storage options or future upgrades, and there's plenty of yard space for gardening or play. Enjoy the added benefit of rear parking and a shed for extra storage. Don't miss the chance to make this upgraded gem your new home!