

**7204 105 Street
Grande Prairie, Alberta**

MLS # A2200084



\$279,900

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,216 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	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 – 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!