

7413 Mission Heights Drive  
Grande Prairie, Alberta

MLS # A2211114



\$389,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,203 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: N/A

Great location in Mission Heights features this modified bi-level. The kitchen has lots of cupboards for all your cooking needs. Plenty of counter top for prep work. Stainless steel appliances. Both the kitchen & living room are bright & cheery looking out to the backyard. Vaulted ceilings. Gas fireplace to cozy up to in the winter. Two more bedrooms to finish off the main. Primary bedroom fits a King & is above the garage with a walk in closet & a 4 pce ensuite. The basement is wide open for your imagination. The covered deck is enjoyable in the summer. The backyard is a retreat with stone walkways, lots of perennials, trees & shrubs. There is natural gas hook ups for the BBQ & for a fire pit. Storage under the deck. The garage is insulated & boarded. The lower deck needs to be replaced. The ice maker does not work in the fridge. Some upgrades: countertops, engineered hand scraped hardwood, shingles (2018) SELLER IS A LICENCED REALTOR IN ALBERTA.