



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

8194 107  
 Grande Prairie, Alberta

MLS # A2203149



**\$449,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Tv Mounts, Blinds, Pool Table

Fully developed 1,256 sq. ft. modified bi-level in the desirable community of Mission Heights with no rear neighbours. This well-maintained home offers a spacious entryway filled with natural light, leading into a cozy living room and an open-concept kitchen and dining area. The kitchen features stainless steel appliances, your choice of new laminate countertops, and French doors that open onto a fully covered deck overlooking the fenced and landscaped backyard. The main level includes a large primary bedroom with a walk-in closet, a second closet, linen storage, and a private ensuite. Two additional good-sized bedrooms and a full bathroom complete this level. The fully developed basement offers plenty of space for relaxation and entertainment, with a large family room that has room for seating and a pool table. There is also an additional bedroom, a bonus office space, and an updated bathroom featuring a steam shower and jetted soaker tub. The 20x22 heated garage was recently professionally finished, adding extra convenience. Recent updates include architectural shingles, a new hot water tank, new appliances, and the option to choose new laminate countertops for the kitchen and bathrooms. Located in Mission Heights, this home is close to four schools, the Eastlink Centre, grocery stores, pharmacies, restaurants, sports fields, parks, and access to the Bear Creek walking trails. Don't miss out on this fantastic home in a prime location! Schedule your private showing today.