

**7204 105 Street
Grande Prairie, Alberta**

MLS # A2271950



\$314,900

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|------------------|---------------------------------|---------------|-------------------|
| 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: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Lawn | | |

| | | | |
|--------------------|-------------------|-------------------|----|
| Heating: | High Efficiency | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: Shed

Great Half duplex located in Mission Heights!!! The home has 3 bedrooms & 2 bathrooms and 1216 sq ft. This home has been upgraded with vinyl plank flooring and new shingles. The kitchen has a tile feature in the floor, stainless steel appliances, a pantry, and white cabinets. Open concept dining and living room, bedroom 3, and a 2 piece bathroom. The upstairs has the primary bedroom, bedroom 2, a full bathroom, and a laundry area. The unfinished basement is ready for your future finishing touches. The backyard is fenced, landscaped, and has a shed. Book your showing today!!