

7204 105 Street  
Grande Prairie, Alberta

MLS # A2277987



## \$309,900

<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 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

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

**Inclusions:** N/A

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!!