

**8101 Mission Heights Drive
Grande Prairie, Alberta**

MLS # A2281646



\$394,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to this well-located bungalow in the heart of Mission Heights, just steps from schools, parks, and everyday amenities. Offering 5 bedrooms and 3 full bathrooms, this home provides plenty of space for families, along with ample storage. The basement features a cozy wood-burning fireplace, creating a warm and inviting space for movie nights, hobbies, or relaxing with family. The kitchen had been updated and has beautiful stone countertops and showcases a modern white design while the rest of the home reflects its original character — offering an excellent opportunity for buyers to add value and make it their own. With a functional layout, generous square footage, and an unbeatable central location, this property is full of potential for those looking to personalize a home in one of Grande Prairie's most sought-after neighbourhoods.