

7610 106A Street  
Grande Prairie, Alberta

MLS # A2288139



## \$459,900

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Shed

Welcome to this beautifully maintained 4 bedroom, 3 full bathroom bi-level home in the sought-after Mission Heights. Just steps from Derek Taylor Public School and Kateri Mission Catholic School. Minutes to Charles Spencer High School, St. Joseph Catholic High School, and the Eastlink Centre, this is the ideal family location. The main level features dark hardwood floors, large windows, a bright kitchen and dining area. Three bedrooms are located on the main floor, including a primary suite with walk-in closet and ensuite, plus another full bathroom. The fully developed basement offers a second living space with a cozy gas fireplace, and built-in speakers for the ultimate movie or game night. A large rec space, fourth bedroom, full bathroom, and spacious laundry room fill the rest of the basement. Additional highlights include an attached heated double car garage, AC, and a furnace and hot water tank that are only 1.5 years old, brand new carpet in the bedrooms upstairs and in the basement, beautiful new path way to the front door, new front porch and more! Outside, enjoy the backyard complete with a two-tier deck and a true apple tree perfect for summer evenings! This home checks all the boxes in an unbeatable location. Message your agent today to book a private viewing!