

**8130 106A Street
Grande Prairie, Alberta**

MLS # A2248235



\$447,500

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: garage heater

Mission Heights Gem – 4 Bedrooms, 3 Baths, heated garage & beautiful landscaping. Located in the highly sought-after Mission Heights neighborhood, this fully developed, beautifully maintained home sits on a quiet local traffic street. Close to park/playground and close to excellent schools. This home has had lots of recent updates including paint, fixtures, kitchen, landscaping, pex plumbing lines & newer shingles. The main floor consists of a spacious living room, kitchen & dining room with refreshed cabinetry and quartz countertops, 3 bedrooms and 2 baths. Access to the fabulous deck & backyard is off the dining area. The lower level has a large family room with fireplace, a dedicated laundry room, bedroom, bathroom and storage room which could be developed into another bedroom if one desires. The exterior is just as impressive, with a 2 tiered partially covered deck, gorgeous mature landscaping & storage shed. The heated double garage with 2 overhead doors is ideal for our northern climate. This desirable property blends comfort, functionality, and location—ready for you to just move in and enjoy! Showings are only available on Aug 16 & 17. Contact your favorite Realtor to book you showing.