



GRASSROOTS
REALTY GROUP

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**6806 102 Street
Grande Prairie, Alberta**



\$799,900

Division:	Mission Estates		
Type:	House		
Style:	Other		
Size:	2,604 sq.ft.	Age:	2009 (9 yrs old)
Beds:	4 up / 1 down	Baths:	3
Possession:	Negotiable		
Garage:	Heated, Triple, Additional Parking		
Driveway:	-		

Heating: Forced Air, In-Floor, High Efficiency

Floors: Other

Roof: -

Basement: Full

Exterior: Stucco, Wood

Land: -

Water: Municipal

Sewer: -

Taxes: \$ 7,848

Condo Fee: -

Lot Fee: -

Maintenance Fee: -

Features: Air Exchanger, Central Vacuum, Deck, Ensuite, Formal Dining Room, Main Floor Laundry, Non-Smoking Home, Pet-free Home, See Remarks, RV Parking, Wood Fireplace, Restrictive Covenants, Patio

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Rec Room Keff Speaker System + Amplifier + TV/Mount, Built in Speakers + Amplifier, Master Bedroom TV/Mount, Central Vac + All Attachments, Garage Shelving (screwed to wall), Garage Unit Heater.



Remarkably modernized this fully finished show piece offers a balance of architectural appeal and family functionality. 5 level custom split plan with triple car heated garage on 0.33 acres nestled in a culdesac on one of the cities most coveted streets. Enjoy amazing views of the bear creek bush-line from all sw windows & your monstrous back yard. Key features include: all polished & heated concrete floors, 8x15 locker room w built in cabinetry & shelving, floating stairs, 3 day beds w leather cushions, built in desk, water fountain, upstairs laundry, formal sitting area w wood burning fireplace, lounge theater room w bleacher seating, massive concrete deck & much more. Custom lighting, countertops (quartz, concrete, stainless), plumbing fixtures, flooring & all storage cabinetry. Generous master w/ custom walk-in closet + an incredible 4-piece ensuite. Expect your friends & family to keep coming back for more. A true hypo-allergenic home. View *Virtual Tour* below for ALL details.