



**GRASSROOTS**  
REALTY GROUP

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**8202 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2222162**



**\$475,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Vinyl Windows		

**Inclusions:** na

This beautifully updated four-level split in Mission Heights stands out the moment you walk in. The vaulted ceilings with warm wood slats instantly catch your eye, giving the space a clean, modern feel without losing the warmth that makes a house feel like home. Fresh white walls and rich wood floors set the tone as you move into the bright, open layout, where a large front window fills the living room with light. It's a welcoming space that invites you to settle in, relax, and stay awhile. The warm wood flooring and vaulted ceilings continue into the formal dining area, brightened by another large window and an updated light fixture that adds just the right touch of style! It's the perfect space to gather for family meals or host special occasions. As you continue, you're greeted by the kitchen—a standout! Spacious and functional, it offers tons of cabinetry, timeless cabinets, a mosaic tile backsplash, and an open layout that keeps you connected while you cook. Breakfast nook which boasts a glass door that leads straight to the backyard, making outdoor dinners and backyard playtime a breeze. Upstairs, the primary bedroom feels like a retreat. White walls, elegant sconces on either side of the bed, and a custom walk-in closet make it feel elevated. The ensuite is a standout too, with dual sinks, black cabinetry, and wood countertops. The fully renovated main bathroom is anything but boring, with a striking black vanity, wood counters, and a fully tiled shower that goes all the way to the ceiling—it's polished, modern, and full of thoughtful details. Two more bedrooms round out the upper level, each with charming floral wallpaper feature walls that add character and personality. Down on the third level, a cozy second living room is anchored by a wood-burning fireplace, flanked by custom shelving and striking black built-ins. This level also

includes a half bath with the most beautiful green walls and the fourth bedroom. It also boasts an updated garage entrance and laundry space with raised ceilings, custom millwork, a built-in bench, and gold hooks that give it a custom, well-thought-out feel. That's not all—the basement level has yet another family room/play area and 5th bedroom, ideal for guests, a home office, or extra storage! Outside, the rebuilt deck looks out over a private, fully fenced yard with mature trees—perfect for kids, pets, weekend BBQs, or slow mornings with coffee. The heated garage adds year-round comfort. You'll love this location—tucked into an established neighbourhood, close to restaurants, grocery stores, and the Bear Creek trails. With easy access to the dog park, bike paths, beach volleyball courts, a 3-par golf course, and more, there's so much to enjoy just minutes from your door. This one's truly a gem. Call your REALTOR® today to book a showing! Notes: Furnace Lennox 2014; Furnace and Chimney Cleaned Sept. 2020; Hot Water Tank 2021; Shingles (25 year) 2009; Eaves Troughs 2010; triple glaze Windows 2017-Ask for updates from 2022-2025