



**GRASSROOTS**  
REALTY GROUP

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**7905 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # A2225868**

**\$330,000**



<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** N/A

Nice Home in the Heart of Mission Heights! Welcome to this beautifully updated 3-level split located in one of Grande Prairie's most sought-after neighborhoods—Mission Heights. Situated directly across from two elementary schools and within walking distance to the Eastlink Centre, two high schools, numerous amenities, and the scenic trails of Muskoseepi Park, this home offers the perfect balance of convenience and community. Sitting on an expansive lot with 75 feet of frontage and 55 feet across the rear, the property offers plenty of outdoor space for both relaxation and recreation. This 1,064 sq. ft. home has been recently renovated and is move-in ready, featuring all-new flooring, trim, paint, and stainless steel appliances. Inside, you'll find a spacious and inviting layout with a large eat-in kitchen that flows seamlessly into the bright living room—ideal for family gatherings. The main floor also includes the convenience of laundry facilities. With 3 bedrooms and 2 bathrooms, including a private ensuite in the primary bedroom, this home is perfectly suited for family living. Step outside onto the charming wrap-around covered veranda—perfect for morning coffee or evening relaxation. The oversized 385 sq. ft. detached garage is heated, offering a great space for parking or a workshop. There's also an additional shed, plenty of off-street parking, and room for an RV. This home has been well cared for and is landscaped, partially fenced, and ready for its new owners! Don't miss out on this exceptional opportunity in Mission Heights. Book your showing today!