



**GRASSROOTS**  
REALTY GROUP

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**7326 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2229883**



**\$289,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Looking for a place with plenty of space and a relaxed vibe? This charming 3-bedroom, 1.5-bath duplex in Mission Heights has just what you need. The brand-new vinyl plank floors throughout the home give it a bright and modern feel, while the newer appliances are ready to make your life easier. Plus, with a brand-new roof (2024), you can enjoy peace of mind for years to come. The newer hot water tank adds extra comfort and reliability. The basement laundry area is super convenient, and the spacious backyard is perfect for BBQs, relaxation, or playtime. With rear alley access and parking for up to 3 vehicles, getting in and out is a breeze. There's also a shed for extra storage, and the large deck offers a great spot to unwind outdoors. Mission Heights is known for its family-friendly atmosphere, beautiful parks, and easy access to local amenities. Living here means you're close to schools, shopping, and recreational spots, making it the perfect place to call home! While the property is currently tenant-occupied, it will be vacant on July 1st, giving you the perfect opportunity to move in or find new tenants. Contact your favourite REALTOR® today to book a viewing!