



GRASSROOTS
REALTY GROUP

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

MLS # A2241157



\$399,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,104 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LD Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: NA

WELCOME TO 7905 MISSION HEIGHTS DRIVE This beautifully maintained split-level home is ideally located in the heart of Mission Heights, offering over 1,375 sq ft of finished living space above and below grade. Featuring 3 bedrooms, 2 full bathrooms, a finished basement, and a detached garage, this home blends charm, comfort, and convenience in one of Grande Prairie's most desirable neighbourhood. A prime location for families—schools are just across the street, and both high schools and the Eastlink Centre are within easy walking distance. The curb appeal shines with a BEAUTIFUL WRAP-AROUND VERANDA—the perfect place to enjoy your morning coffee or evening breeze. Inside, the home features a BRAND NEW KITCHEN complete with QUARTZ COUNTERTOPS, MODERN CABINETRY, and a bright breakfast nook. The main level also includes a cozy living room, defined dining area, and NEW LAMINATE FLOORING throughout, providing a clean, modern feel ideal for everyday living and entertaining. Upstairs you'll find two bedrooms, including a SPACIOUS PRIMARY SUITE with a 3-PIECE ENSUITE, while the second bedroom is conveniently located near a full 4-PIECE BATHROOM—great for family or guests. The FINISHED BASEMENT offers a third bedroom, a generous rec room, dedicated laundry area, and extra storage—perfect for a guest suite, home office, or playroom. Additional highlights include BRAND NEW SHINGLES, a FENCED BACKYARD, and a DETACHED GARAGE with room for parking, storage, or hobby use. Enjoy quick access to walking trails, parks, Eastlink Centre, and shopping amenities. **FEATURES:** 3 Bedrooms 2 Full Bathrooms (3pc Ensuite + 4pc Main) BRAND NEW KITCHEN with QUARTZ COUNTERTOPS NEW LAMINATE FLOORING BRAND NEW SHINGLES BEAUTIFUL

WRAP-AROUND VERANDA Finished Basement with Rec Room Detached Garage Fenced Backyard A+ Family Location Near All Levels of School & Eastlink Centre Move-in ready, updated, and perfectly located—book your private showing today!