



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7607 Michealis Boulevard  
Grande Prairie, Alberta**

**MLS # A2249832**



**\$399,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Residential

**Utilities:** -

**Inclusions:** none

Welcome to this charming 4 LEVEL-SPLIT Home located in the desirable Mission Heights subdivision. This Spacious residence boasts 4 bedrooms, 3 bathrooms, 2 family rooms, and an attached 2 car garage. The bottom level is undeveloped and ready for that final touch. Situated near, PARKS, SHOPPING, the EAST-LINK CENTRE and 4 SCHOOLS! Recent maintenance items include a NEW ROOF, HOT WATER TANK, professionally installed VINYL PLANK FLOORING, NEW BASEBOARDS and BRAND NEW TILE in the front entry and bathrooms. The fully fenced yard has mature trees all around, creating a private oasis. Call your REALTOR now to book a private view.