



**GRASSROOTS**  
REALTY GROUP

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**7826 103 Street**  
**Grande Prairie, Alberta**

**MLS # A2249910**



**\$499,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Private		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Partial

**Exterior:** Stone, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window coverings, Shed, BBQ

This stunning 2-storey home is tucked away on a quiet street in the heart of Mission Heights, with an easement and walking path right nearby for added privacy and convenience. With over 2,100 sq. ft. of living space, 5 bedrooms plus an office, and 3.5 bathrooms, this property has room for the whole family. A massive renovation and addition completed in 2006 paired with a yard that feels like a private retreat means this home offers the best of both character and modern upgrades. The curb appeal is welcoming with stone accents, mature landscaping, and a long driveway that accommodates up to 5 vehicles—or tandem parking for 2 plus RV parking and the heated garage. The backyard is a highlight with mature trees, a storage shed, paver stone patio, low-profile deck, and plenty of room for entertaining or relaxing. With its west-facing orientation, you'll enjoy sunshine long into the evening. Inside, the layout is both functional and charming. The main floor features hardwood floors and fresh paint in select areas, creating a warm and inviting atmosphere. A spacious living room anchored by a cozy gas fireplace makes the perfect gathering spot, while an additional sitting room provides flexibility for family life. The generous dining area is ideal for hosting, and the kitchen is a true highlight—finished with custom Lafleur cherrywood cabinetry, endless storage, modern appliances, and bright garden doors that lead directly out to the deck. Practicality shines with a large boot room off the heated garage, main floor laundry, a handy half bath, and a versatile office or bedroom to suit your needs. Upstairs, the primary suite is a true retreat—massive in size, with a large walk-in closet and a spa-like en suite featuring heated tile floors, dual sinks, a luxurious soaker tub, and a separate stand-up shower. Two additional bedrooms are located

upstairs, one oversized with its own walk-in closet, and the other comfortably sized. A full bathroom with a natural sun tunnel brings in beautiful daylight, adding an extra touch of charm. The lower level extends the living space even further with two additional bedrooms, a 3-piece bathroom, large recreation room, utility room, and even hook-ups for an optional secondary laundry. The home has been well maintained with thoughtful upgrades, including newer blinds, a newer furnace, updated venting, dual hot water tanks, newer lighting, some upgraded electrical and plumbing, surround sound wiring, insulated and heated garage, and RV parking. This is a home designed for both function and family comfort, combining timeless character with practical upgrades. Mission Heights itself is one of Grande Prairie's most loved neighbourhoods—and for good reason. Homes here are packed with character, and they do not last long. Families are drawn to the area for its walkability and incredible access to schools: two K–9 schools, two high schools, Eastlink center and countless parks. This area and home truly has my heart! Come fall in LOVE.