



GRASSROOTS
REALTY GROUP

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7818 107 Street
Grande Prairie, Alberta

MLS # A2257123



\$479,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,436 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Chandelier, Jetted Tub, Vaulted Ceiling(s)		

Inclusions: n/a

Tucked away on a quiet cul-de-sac in Mission, this fully developed custom home combines style, comfort, and functionality from top to bottom. The main floor offers a spacious family room filled with natural light, a beautiful kitchen with quartz countertops, tiled backsplash, gas range, and newer upgraded appliances, plus fresh paint and updated light fixtures throughout. You'll also find a large laundry/office room, guest room, full bath, and the primary suite with walk-in closet and ensuite featuring a jetted tub. The fully finished basement includes two more bedrooms, a flex room, a full bath, and a large family room with wet bar. Outside showcases a 400 sq ft deck with gas line for BBQ, under-deck storage, and a fully landscaped, fenced yard. The triple car garage is a dream with in-floor heat, hot/cold taps, 10 ft doors, 220 power, and a pull-through bay to the backyard plus a 5-car driveway. With central A/C, new shingles coming before possession, and a prime location near schools, parks, and trails, this Mission home truly checks all the boxes. Book your showing today!