



GRASSROOTS
REALTY GROUP

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7609 103 Street
Grande Prairie, Alberta

MLS # A2258208



\$395,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,169 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Paved, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Natural Woodwork, See Remarks, Storage, Vinyl Windows		

Inclusions: 2-Sheds.

Don't miss this fully developed 4-level split located on one of the most desirable streets in Mission Heights! This spacious home has been thoughtfully updated over the years and offers 4 bedrooms, 2.5 bathrooms, and plenty of parking with room to add a future garage if desired. The main floor features a bright and welcoming living room, a dining area, and a well-appointed kitchen with direct access to the large backyard. You'll love the two-tiered deck, mature trees, and generous outdoor space, perfect for family gatherings or relaxing evenings. Upstairs, you'll find three comfortable bedrooms, including a primary bedroom with half ensuite, plus a full bathroom. The third level is designed for entertaining, complete with a built-in bar and spacious family room. The finished basement adds even more living space with a fourth bedroom, another full bathroom, and a dedicated laundry area. With plenty of storage inside and out, this home is move-in ready and waiting for its next family. This one is a must see, book your showing today!