



GRASSROOTS
REALTY GROUP

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7021 102 Street
Grande Prairie, Alberta

MLS # A2259249



\$844,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,117 sq.ft.	Age:	2010 (15 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Front Yard, Lawn, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Welcome to this stunning custom 2-storey home in the heart of Mission Heights. One of the city's most desirable neighbourhoods. Perfectly located across from a park and backing onto peaceful forest and walking trails, this home offers both convenience, luxury and tranquility, with schools, shopping, and amenities just minutes away. Walk Inside to a grand entryway that sets the tone for the entire home. The main floor features a private office with built-in desks and cabinetry, a beautiful parlor with large windows, and a spacious living room filled with natural light from soaring ceilings and oversized windows. The chef-inspired kitchen is the centerpiece, complete with a walk-through pantry for everyday convenience. The Main floor laundry room that doubles as a boot room with custom built in shelving, benches and coat racks adds even more function to this thoughtfully designed space. Upstairs, the primary suite is a true retreat, featuring a luxurious ensuite and walk-in closet. You'll also find two additional large bedrooms, each equipped with their own walk-in closet. Head downstairs to the basement, you'll discover another bedroom, a cozy theatre room for movie nights, a stylish bar area for entertaining, and a dedicated gym space to keep up with your fitness goals, all adding even more versatility to this exceptional home. Step outside and you'll find an incredible outdoor kitchen complete with a built-in BBQ, sink, wood-burning fireplace, and a TV—perfect for game nights and gatherings. Retractable screens add privacy and comfort, creating a backyard oasis you'll love year-round.