



**GRASSROOTS**  
REALTY GROUP

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**8101 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # A2281646**



**\$394,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,273 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** N/A

Welcome to this well-located bungalow in the heart of Mission Heights, just steps from schools, parks, and everyday amenities. Offering 5 bedrooms and 3 full bathrooms, this home provides plenty of space for families, along with ample storage. The basement features a cozy wood-burning fireplace, creating a warm and inviting space for movie nights, hobbies, or relaxing with family. The kitchen had been updated and has beautiful stone countertops and showcases a modern white design while the rest of the home reflects its original character &mdash;offering an excellent opportunity for buyers to add value and make it their own. With a functional layout, generous square footage, and an unbeatable central location, this property is full of potential for those looking to personalize a home in one of Grande Prairie's most sought-after neighbourhoods.