



**7318 103a Street
Grande Prairie, Alberta**

MLS # A2303056



\$429,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,100 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

**** OPEN HOUSE 10AM TO 1PM SATURDAY APRIL 25 **** Welcome to this fully developed 4 bedroom, 3 bathroom 1135 sqft bi-level home in the highly sought-after Mission neighborhood, an ideal opportunity for first-time buyers looking for space, value, and convenience in Grande Prairie. Located steps from Muskoseepi Park, four schools, the Eastlink Centre, and shopping, this home offers an unbeatable lifestyle location. The newer-style build features 2x6 construction, no aluminum wiring and no Poly-B plumbing, along with updates including new shingles in 2020 and modern marble-look countertops. The main floor offers a bright living room, dining area, functional kitchen, three bedrooms, and two full bathrooms, including a spacious primary suite with walk-in closet and full ensuite. The fully finished basement showcases newer vinyl plank flooring, a massive fourth bedroom, full bathroom, large rec room, and excellent storage space. Outside, enjoy an extra-large fenced yard with a two-tier deck backing onto an easement for added privacy, plus a double attached garage and an extra-wide driveway with room for six vehicles and RV parking. Showings begin April 25 at 1pm with an open house from 10am to 1pm, and possession is available July 2. **CLICK ON MULTI MEDIA OF 3D LINK TO VIEW THE VIRTUAL TOUR.**