



**8218 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # A2303694**



**\$440,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Mission Heights  |               |                   |
| <b>Type:</b>     | Residential/House                                      |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,076 sq.ft.   | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking              |               |                   |
| <b>Lot Size:</b> | 0.18 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Greenbelt, Landscaped |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, 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>   | Open Floorplan, Storage, Sump Pump(s), Vinyl Windows |                   |    |

**Inclusions:** N/A

Welcome to this charming bungalow in the desirable community of Mission Heights. Perfectly situated close to amenities and on an oversized lot. Step inside to discover a bright, open-plan main floor seamlessly connecting the kitchen, dining, and living room, ideal for entertaining or relaxing with loved ones. The white-cabinet kitchen boasts a moveable island, newer sink and tap, and plenty of storage. Upstairs, you'll find three generous bedrooms and a main bath, while the lower level features two further bedrooms (one without a closet), a second bathroom, and a vast rec room perfect for family games nights or a home theatre. The spacious laundry room with additional storage ensures a clutter-free lifestyle. Set on a huge, fully fenced plot with an easement at the rear, the outdoor space offers privacy and versatility. Enjoy summer barbecues on the new covered composite deck, potter in the shed, or watch the children play in safety. With a double detached garage, a large driveway providing space for multiple vehicles and/or RV parking, and recent upgrades including sleek modern siding and new shingles (2019), this home is ready to welcome you in.