



GRASSROOTS
REALTY GROUP

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8133 106A Street
Grande Prairie, Alberta

MLS # A2141447



\$374,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,271 sq.ft.	Age:	1994 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: shed

LOCATION LOCATION LOCATION. This property is on low traffic street in Mission Heights and backs onto Mission Park/playground! It's very close to 4 schools, Eastlink Centre, Bear Creek trail system, & shopping. The landscaping is going to blow you away! The front yard has a waterfall & fish pond and the the back yard is your very own very private oasis with mature landscaping and wrought iron fencing- an absolutely incredible yard - definitely not your typical GP landscaping! The house is a 4 level split plan with the living room kitchen & dining on the main level. The living room has real hardwood and the kitchen & dining has tile flooring. Access to the large two tiered deck and incredible private backyard is off the dining room. The upper level has the primary bedroom with ensuite, large bedroom and a full bathroom. The 3rd level has nice family room with fireplace & tile flooring, another bedroom with fabulous tile work, combination bathroom/laundry room and access to the attached garage. The lowest level of the home is currently set up as gym but could be set up as an additional bedroom because it has a closet & window. Lots of storage space also on the 4th level. Updates include shingles, exterior stucco painting, tile flooring in family room, tile & vanities in the bathrooms, insulated & heated garage. If you are looking for a great home with fabulous landscaping in an amazing location, this is the one!