



**7610 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # A2163173**



**\$430,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Jetted Tub, Pantry, See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, window coverings

Your life lives here! 4 bedroom, 3 bathroom, beautiful family home in the ever-popular 'Mission Heights' subdivision! Positioned on a corner lot with wonderful curb appeal, this fully developed bi-level is loaded up with features. Entertaining will be delightful in the upstairs living room with its gas fireplace, vaulted ceilings, huge windows, and formal dining room space. The kitchen has a wealth of cabinets, mosaic tile backsplash, pantry, access to deck, & daily dining area. Main bathroom and 3 generously sized bedrooms are upstairs including the fantastic primary with walk-in closet plus ensuite of jetted tub & separate shower. Downstairs has open layout & ceilings, oversized family room with gas fireplace & daylight windows, massive full bathroom with laundry within and additional storage room. Large bedroom has walk-in closet plus a spare closet. So much space for everyone! The kids can play, plus there's room for a pool or air hockey table and for others to just relax & enjoy time by the fireplace. Before you know it, summer will be here and you and your guests will delight in time spent on the south west facing big back deck with privacy screens. The fenced yard has flower beds & trees, and there's also under deck storage, and drive thru shed with graveled pad. Double attached, heated garage- with storage cabinets, sink, and pegboard for tool organization- will keep the vehicles, tools & toys safe & sound and snow-free during the bitter days of winter. Home is located along small cul de sac close to 4 schools, playgrounds, shopping, Eastlink Centre and so much more. \*\*\*Please note: Photos and 3D Tour are from when property was vacant. Currently tenant occupied with 24 hour notice required for showings. Lease ends April 30th, 2025. Rent is \$2,450.00 and tenant pays all utilities. \*\*\* Contact a REALTOR&reg; today for more

info or to view.