



**8149 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2182824**



**\$399,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,102 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Blinds

If you're looking for a turn-key family home with absolutely everything completed, look no further. This fully developed home is located in Mission Heights, ready for immediate possession and has just undergone a beautiful transformation. The main floor is bright and airy with neutral tones to match any style. The living room has warm hardwood floors and leads into the kitchen with brand new custom maple cabinets, new stainless-steel fridge, stove and dishwasher, quartz counters with undermount sink, pantry and built in live edge bench with additional storage. A main bathroom and three generous bedrooms including the primary with walk in closet and ensuite complete this level. Downstairs is complete with two additional bedrooms, large rec room, full bathroom with heated floor and finished laundry room with plenty of storage. Other notable features include: a brand new roof, newly insulated, boarded and painted garage with 220 plugs, new paint throughout, new carpet and linolium tile. The backyard is fully fenced, landscaped and has a nice upper and lower deck to enjoy. Pride of ownership is evident throughout. Book your showing today to see for yourself.