



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7413 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # A2211114**



**\$389,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights             |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | Modified Bi-Level           |               |                   |
| <b>Size:</b>     | 1,203 sq.ft.                | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 3                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn |               |                   |

|                    |                                          |                   |    |
|--------------------|------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                             | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home, Pantry  |                   |    |
| <b>Inclusions:</b> | N/A                                      |                   |    |

Great location in Mission Heights features this modified bi-level. The kitchen has lots of cupboards for all your cooking needs. Plenty of counter top for prep work. Stainless steel appliances. Both the kitchen & living room are bright & cheery looking out to the backyard. Vaulted ceilings. Gas fireplace to cozy up to in the winter. Two more bedrooms to finish off the main. Primary bedroom fits a King & is above the garage with a walk in closet & a 4 pce ensuite. The basement is wide open for your imagination. The covered deck is enjoyable in the summer. The backyard is a retreat with stone walkways, lots of perennials, trees & shrubs. There is natural gas hook ups for the BBQ & for a fire pit. Storage under the deck. The garage is insulated & boarded. The lower deck needs to be replaced. The ice maker does not work in the fridge. Some upgrades: countertops, engineered hand scraped hardwood, shingles (2018) SELLER IS A LICENCED REALTOR IN ALBERTA.