



**GRASSROOTS**  
REALTY GROUP

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**7915 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2211999**

**\$429,900**



<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Square Shaped Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, Sump Pump(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, corner desk, Garage Door Opener and 1 Remote

Only a short drive to recreation and shopping, this home is located on a quiet street and with the privacy that comes from living on a cul-de-sac. This Mission Heights property features an extra-long driveway and RV parking, complemented by a spacious 24-foot-long garage. The garage is bright and has plenty of plugins. The garage had spray-in foam insulation added in 2018. The spray-in foam preserves useful storage space in the garage rafters. Inside, this no-pets, no-smoking home boasts a spacious layout with a living room, an extra-large kitchen and dining area, a large family room with a gas fireplace, and four good-sized bedrooms. The primary bedroom includes a three-piece ensuite. The kitchen was renovated in 2018 with additional oak cabinetry, and there is also a large pantry providing even more storage options. The outdoor space is perfect for summer entertaining, with a large cement patio and the ability to connect a BBQ to gas. Additional features of the home include large storage under the third floor (More spray-in foam was also added here), new shingles installed by Heritage Roofing in 2019, and two sump pumps with battery backup. This home is a fantastic opportunity for anyone looking for a well-maintained property with ample space in a quiet area near all amenities. Call your realtor to schedule a showing today, before it is gone.