



GRASSROOTS
REALTY GROUP

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8114 107 Street
Grande Prairie, Alberta

MLS # A2212678



\$439,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,136 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: A/C Unit, Garage Unit Heater, Shed, Fire Pit

Stunning 4-Bed + Den in Sought-After Mission Heights & NO REAR NEIGHBOURS, RV PARKING & HEATED GARAGE!
Welcome to this beautifully updated and meticulously maintained 4-level split in the desirable community of Mission Heights. Offering 4 bedrooms plus a versatile den and 3 full bathrooms, this home is the perfect blend of space, comfort, and convenience—with no rear neighbors and RV parking! Recent updates bring peace of mind and modern style: new shingles, hot water heater, A/C, flooring throughout, fresh paint, modern baseboards and doors, updated bathroom vanities with custom tile surrounds, and window coverings. Smart upgrades include dimmer switches on all lighting and soffit pot lighting front and back, adding ambiance and curb appeal. The main floor offers a bright, inviting living room and a crisp white kitchen that opens through French doors to a ground-level patio, creating a seamless flow for indoor-outdoor living. Upstairs, you'll find two generous spare bedrooms and a fully renovated 4-piece bathroom, while the primary suite offers plenty of space for a king-sized bed, along with a beautifully updated 3-piece ensuite. The third level features a spacious second living room, 3-piece bathroom with a large custom shower, and a flex room ideal for a home office or fifth bedroom. On the fourth level, enjoy a cozy third living area, dry bar, large guest bedroom, and a laundry room with sink, plus a mechanical/storage space. Step outside to a sun-drenched west-facing backyard with a firepit and storage shed, perfect for entertaining or relaxing. You'll also appreciate the finished, heated, and painted garage, as well as dedicated RV parking—a rare and valuable bonus! Located close to 2 schools, parks, Eastlink Centre, shopping, and all amenities. This home offers a move-in ready

lifestyle with quality updates throughout. Truly a must-see! FOR ALL FINE DETAILS CLICK MULTIMEDIA LINK.