



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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8130 106A Street  
Grande Prairie, Alberta

MLS # A2248235



**\$447,500**

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Mission Heights                           |        |                   |
| Type:     | Residential/House                         |        |                   |
| Style:    | Bi-Level                                  |        |                   |
| Size:     | 1,257 sq.ft.                              | Age:   | 1994 (31 yrs old) |
| Beds:     | 4                                         | Baths: | 3                 |
| Garage:   | Concrete Driveway, Double Garage Attached |        |                   |
| Lot Size: | 0.12 Acre                                 |        |                   |
| Lot Feat: | City Lot                                  |        |                   |

|             |                                |            |    |
|-------------|--------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas        | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Laminate | Sewer:     | -  |
| Roof:       | Asphalt Shingle                | Condo Fee: | -  |
| Basement:   | Finished, Full                 | LLD:       | -  |
| Exterior:   | Stucco, Wood Frame             | Zoning:    | RG |
| Foundation: | Poured Concrete                | Utilities: | -  |
| Features:   | Central Vacuum, See Remarks    |            |    |

Inclusions: garage heater

Mission Heights Gem &ndash; 4 Bedrooms, 3 Baths, heated garage & beautiful landscaping. Located in the highly sought-after Mission Heights neighborhood, this fully developed, beautifully maintained home sits on a quiet local traffic street. Close to park/playground and close to excellent schools. This home has had lots of recent updates including paint, fixtures, kitchen, landscaping, pex plumbing lines & newer shingles. The main floor consists of a spacious living room, kitchen & dining room with refreshed cabinetry and quartz countertops, 3 bedrooms and 2 baths. Access to the fabulous deck & backyard is off the dining area. The lower level has a large family room with fireplace, a dedicated laundry room, bedroom, bathroom and storage room which could be developed into another bedroom if one desires. The exterior is just as impressive, with a 2 tiered partially covered deck, gorgeous mature landscaping & storage shed. The heated double garage with 2 overhead doors is ideal for our northern climate. This desirable property blends comfort, functionality, and location&mdash;ready for you to just move in and enjoy! Showings are only available on Aug 16 & 17. Contact your favorite Realtor to book you showing.