



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

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**7607 Michealis Boulevard  
Grande Prairie, Alberta**

**MLS # A2249832**



**\$409,900**

**Division:** Mission Heights

**Type:** Residential/House

**Style:** 4 Level Split

**Size:** 1,077 sq.ft. **Age:** 1996 (30 yrs old)

**Beds:** 4 **Baths:** 3

**Garage:** Double Garage Attached, Off Street, Parking Pad

**Lot Size:** 0.11 Acre

**Lot Feat:** Back Yard, Front Yard, Lawn

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** Residential

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Vaulted Ceiling(s)

**Inclusions:** none

Welcome to this charming 4 LEVEL-SPLIT Home located in the desirable Mission Heights subdivision. This Spacious residence boasts 4 bedrooms, 3 bathrooms, 2 family rooms, and an attached 2 car garage. The bottom level is undeveloped and ready for that final touch. Situated near, PARKS, SHOPPING, the EAST-LINK CENTRE and 4 SCHOOLS! Recent maintenance items include a NEW ROOF, HOT WATER TANK. The professionally installed VINYL PLANK FLOORING, NEW BASEBOARDS and FRESH PAINT creates a fresh feel. BRAND NEW TILE in the front entry and bathrooms adds durable elegance. The fully fenced yard has mature trees all around, creating a private oasis. Call your REALTOR now to book a private view.