

7709 106A Street
Grande Prairie, Alberta

MLS # A2314789



\$419,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,253 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Block Driveway, Double Garage Attached, Interlocking Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions: Metal shelving in garage, Furnace room(workbench, metal cabinet, black plastic shelf unit), Draperies & rods in living room and kitchen, other window treatments only as seen.

IMMEDIATE POSSESSION AVAILABLE! Discover the potential of this FULLY FINISHED 4-level split, perfectly situated in the highly sought-after Mission Heights subdivision. This 4-bed, 3-bath home offers an UNBEATABLE LOCATION only steps away from two schools and just minutes from the Eastlink Centre and all major south-side amenities. You’ll have PEACE OF MIND knowing the SHINGLES(30Yr.), FURNACE (Hi Eff.), HOT WATER HEATER and APPLIANCES are ALL NEW! The freshly painted main floor features vaulted ceilings throughout the kitchen and living area, creating an open and welcoming feel, and is accented with solid oak trim that flows throughout the home. The functional kitchen features rich oak cabinetry complemented by a full tile backsplash, stainless steel appliances, a corner pantry, and a large center island with bar seating. The adjacent dining area provides seamless access to the rear deck for convenient outdoor dining and entertaining. Heading to the upper level, the layout includes 3 bedrooms and a full 4-pc bathroom with freshly painted hallway. The spacious primary bedroom easily accommodates a king-sized bed and boasts a walk-in closet alongside a private three-piece ensuite. The lower level is designed for comfort, featuring a large family room anchored by a cozy gas fireplace. A unique glass panel between the main-floor dining area and this lower level allows extra natural light to flood the space while maintaining a visual connection between the floors. This level also hosts a 4th bedroom and a combined three-piece bathroom and laundry room, with handy built-in cabinetry. A feature you will be sure to appreciate on this level is the DIRECT ACCESS TO THE GARAGE! The lowest 4th level provides even more functional space with a 2nd large family/rec room, centred around a rustic wood-burning stove, plus a dedicated

workshop/utility area for projects and extra storage. The double-attached 23x23 garage comes complete with metal shelving and practical man-doors opening to both the front and back yards. The wide three-car driveway offers plenty of room for family and guests or RV parking. Outside, you can relax on the large rear deck, which enjoys ADDED PRIVACY provided by a variety of mature trees. The backyard is fully fenced with a frost fence and includes a handy storage shed for your seasonal gear. With its family-friendly layout, updated mechanical features, and outstanding location, this property offers a rare IMMEDIATE POSSESSION opportunity for your family! Call today to arrange your private viewing.