

8206 107 Street
Grande Prairie, Alberta

MLS # A2325174



\$459,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,178 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, F		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: fridge, stove, dishwasher, microwave hood fan, washer, dryer, shed

Welcome to this beautifully maintained bungalow in the desirable community of Mission Park! Backing onto an easement with no rear neighbours and no direct neighbour on one side, this home offers a rare combination of privacy and space while being close to parks, schools, and walking trails. Step inside to a spacious front entry that opens into a bright, open-concept living, dining, and kitchen area, creating the perfect space for entertaining or everyday living. The main floor features two generous bedrooms, including a spacious primary retreat complete with a walk-in closet and a beautifully appointed ensuite showcasing a custom live-edge vanity. A second full bathroom on the main floor adds convenience for family and guests, while patio doors provide easy access to the rear deck and large backyard. The fully finished basement offers even more living space with a large family room, a generous third bedroom, a dedicated office, a beautifully renovated full bathroom, and an oversized utility and storage room with plenty of space for all your seasonal items. Outside, you'll appreciate the attached double garage, oversized backyard, storage shed, RV parking, and dedicated RV storage. With an easement beside the home and no rear neighbours, you'll enjoy extra privacy that's hard to find. This Mission Park bungalow checks all the boxes and won't last long. Book your showing today!