ROBERT HART MOORE
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7215 105 Street
Grande Prairie, Alberta

MLS # A2346462

$299,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	784 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	4	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS Small Lot Residential
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

Inclusions: All window coverings, appliances

Location, Location, Location! Welcome to this well-maintained half duplex in the highly sought-after community of Mission—an excellent opportunity for first-time home buyers, young families, or investors alike. The shingles have recently been replaced. Perfectly situated just 300 metres from the Eastlink Centre, you'll enjoy year-round access to swimming, fitness facilities, skating, and a variety of recreational activities. Outdoor enthusiasts will appreciate the nearby Bear Creek Trail System, while schools, parks, restaurants, and shopping are all just minutes away. Inside, the functional bi-level layout offers four bedrooms—two on the main level and two downstairs—along with a full four-piece bathroom on each floor, providing plenty of space and convenience for a growing family or guests. Start your mornings with a cup of coffee on the east-facing two-tiered deck. There is a new wood fence constructed in the last year around a large pie-shaped lot with trees and a well-kept lawn, an ideal space for children, pets, or summer entertaining. Additional features include back-alley access, parking for up to three vehicles (minimum). As an added bonus, a Rent-to-Own option may be available for qualified buyers, creating a unique opportunity to make homeownership more accessible. Don't miss your chance to own this fantastic property in one of Grande Prairie's most convenient locations. Contact your favorite REALTOR® today to arrange your private viewing and ask about MLS® A2346462.

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