

7213 105 Street
Grande Prairie, Alberta

MLS # A2347451



\$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:	0.06 Acre		
Lot Feat:	Back Lane		

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

Inclusions: Garden Shed

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. 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 deck overlooking the fully fenced backyard, an ideal space for children, pets, or summer entertaining. Additional features include back-alley access, parking for two vehicles, and a garden shed for extra storage. 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 favourite REALTOR® today to arrange your private viewing and ask about MLS®; A2347451.