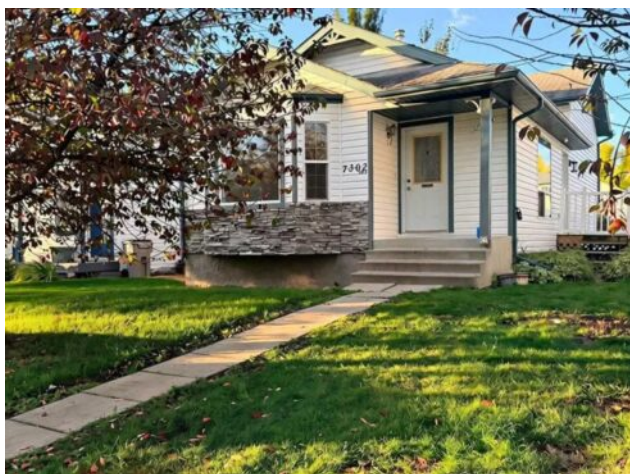


7302 104A Street
Grande Prairie, Alberta

MLS # A2349237



\$319,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	986 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: None

Welcome home! A charming covered front porch greets you as you step into this immaculate, carpet-free home offering a spacious and beautifully developed four-level layout. Bathed in natural light from abundant windows, the bright interior boasts fresh paint throughout and a super-functional flow. Storage is never an issue here, with generous closet space throughout plus extra hidden storage under the stairs. The main kitchen features a sleek tile backsplash and direct access to the back deck, while the upper level hosts a large primary suite complete with a walk-in closet. Relax in the massive 3rd-level family/TV room, or step down to the 4th level featuring a private bedroom, full bathroom, and laundry. All appliances are included, featuring a stainless steel fridge and front-load washer and dryer. Out back, your private oasis awaits on a nicely landscaped lot framed by mature trees in both the front and back yards. Enjoy entertaining on the 2-tier deck, relax by the fire pit, store your gear in the shed, and take advantage of the rear parking off the paved alley. Tucked into a quiet, family-friendly neighborhood less than a block from the local school, steps from shopping and dining, and offering direct backyard views of the Eastlink Centre!