7806 Mission Heights Drive
Grande Prairie, Alberta

MLS # A2126334

$379,900

Division:	Mission Heights
Type:	Residential/House
Style:	Bi-Level

Size:	1,180 sq.ft.	**Age:**	1989 (35 yrs old)
Beds:	4	**Baths:**	3

Garage:	Double Garage Attached, Driveway, Off Street
Lot Size:	0.01 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours

Heating:	Forced Air	**Water:**	-	
Floors:	Carpet, Laminate, Linoleum, Vinyl	**Sewer:**	-	
Roof:	Asphalt Shingle	**Condo Fee:**	-	
Basement:	Finished, Full, Suite	**LLD:**	-	
Exterior:	Vinyl Siding	**Zoning:**	RG	
Foundation:	Poured Concrete	**Utilities:**	-	
Features:	High Ceilings, Laminate Counters			

Inclusions: 3 Fridges, 2 Stoves, 1 washer, 1 dryer, A/C, GDO,

Take a look at this beautiful fully developed bi-Level under $380K! This 4-bedroom, 3 full bathroom home is situated in the always desirable Mission Heights, with a short walk to all amenities including multiple schools and trail systems. Walking into the front entry you are greeted by the cozy living room, up the stairs to the kitchen with dining area and several windows looking out to a lush green space. The primary bedroom features a like new, recently renovated 3-piece en-suite w/ a tiled shower, with 2 spare bedrooms and a full 4-pc bathroom completing the main floor. The basement creates a calm and inviting entertainment environment, starting in the spacious living area featuring a gas fireplace. House the in-laws or offset your mortgage with the completed kitchenette, 4th bedroom, 3-pc bathroom w/ shower and the laundry room, along with the massive under-stair storage area! Upgrades include; a new furnace, shingles, HWT in 2018, and Central A/C last year. Fully finished and heated 2 car garage, fenced yard and south-facing deck is perfect for year-round enjoyment. Outside siding has been freshly cleaned by professionals Don’t miss out on this wonderful home with tons of potential, contact your REALTOR® of choice and book your tour today!