

**7413 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2161709**



**\$530,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,223 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your serene retreat in the highly sought-after Mission Heights neighborhood! This stunning 4-level split Riverbend home offers an exceptional blend of comfort, style, and a prime location backing onto Bear Creek and the picturesque Muskoseepi walking trails. Imagine the beauty of nature right outside your back door! As you step inside, you'll be greeted by a formal living room bathed in natural light from expansive windows, creating the perfect setting for both entertaining and cozy evenings with a good book and a cup of tea. The chef's dream kitchen awaits, featuring sleek stainless steel appliances, including a stunning gas stove, an abundance of luxurious quartz countertops, and a spacious corner pantry. The attached dining area is perfect for hosting large family gatherings, making you the ultimate hostess! The charm continues as you step down into the expansive family room, ideal for movie nights, complete with a gorgeous gas fireplace and plenty of natural light. Nearby, you'll find a full 3-piece bathroom, a generously sized office, and a fantastic laundry room equipped with a large soaker sink and ample cabinetry. The convenient entryway from the garage offers plenty of closet space to keep everyone's gear organized. Upstairs, the master suite is a true sanctuary. This spacious room features east-facing windows overlooking the lush green space, while the luxurious 5-piece master ensuite is your private spa retreat, complete with double vanities and a large soaker/jetted tub. The impressive walk-in closet ensures there's space for everything, keeping everyone happy! This level also includes two additional large bedrooms, a 4-piece bathroom, and a versatile open space in the hallway that can serve as a reading nook or an additional office area. Outside, you'll love the privacy of having no rear neighbors as you

enjoy your morning coffee on the expansive pressure-treated deck with aluminum railing. The backyard is fully fenced with chain link and includes a gravel pad perfect for a future hot tub (already wired!), and a handy shed for all your gardening needs. A gas line off the deck makes BBQing a breeze. This home has been thoughtfully and meticulously maintained including having the cedar shakes treated in 2023, new hot water tanks installed in 2022 and 2023, a new furnace in 2023, a water softener system in 2023, an air conditioner in 2019, and new toilets and countertops in the bathrooms in 2023. The area is also wired for a fiber optic network, ensuring you're always connected. With its perfect blend of modern convenience and natural beauty, this home offers an idyllic escape from the hustle and bustle. Don't miss the chance to make this haven yours—schedule a viewing today! Selling agent is related to the sellers.