

**7714 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2191881**



**\$475,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,326 sq.ft.           | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Greenbelt              |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate, Tile  | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Finished, Full, Partially Finished  | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | - |
| <b>Features:</b>   | Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s) |                   |   |

**Inclusions:** Gazebo

Nestled on a quiet cul-de-sac in the highly sought-after Mission Heights neighborhood, this beautifully maintained home is just steps from four schools and the Eastlink Multiplex Center. Thoughtfully upgraded kitchen including high-end appliances, still under extended warranty, beautiful quartz countertops, built in sink, and solid oak cabinets complement the huge chef's kitchen! Upstairs you will find a large master suite with walk in closet and a gorgeous spa-like bathroom with a 6 foot custom shower. It needs to be mentioned that all three luxurious full bathrooms have been completely remodeled with no expense spared. On the third level is a cozy family room with corner gas fireplace and large south facing windows. A 4th bedroom and another beautiful bathroom complete this level. The forth level has so much potential for a fifth bedroom or games room! Don't forget to check out the oversized double garage finished and heated to keep your vehicles warm and snug all winter. The outdoor space is just as impressive, with new custom decks front and back built just a few years ago using Millennium Decking on solid screw pilings, along with a gorgeous gazebo added the same year. Prepared to be delighted this spring with the beautiful landscaped yard with a huge selection perennials and trees. Backing onto easement and green space on one side. Other updates include updated shingles (2012), A/C (2013), furnace (2021), professionally painted top to bottom (2021), plush upgraded carpet (2021), and Garage Door Opener and so much more! This is a home that has been meticulously cared for, pristine, move-in ready, solid bones and amazing location! 10/10 perfect blend of comfort, style, and convenience. Contact your favourite realtor for a showing.