

**7215 105 Street**  
**Grande Prairie, Alberta**

**MLS # A2206819**



**\$289,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** na

This beautifully maintained duplex offers a fantastic investment or multi-generational living opportunity. With two spacious bedrooms upstairs and two downstairs (missing one closet on one) in each unit, this home provides a versatile layout to suit a variety of needs. Enjoy modern upgrades throughout, ensuring a comfortable and stylish living space. One of the best new updates is a roof done in 2024 which of course adds peace of mind, while recent updates enhance both functionality and aesthetic appeal. Nestled on a highly desirable pie-shaped lot, this property boasts ample outdoor space—perfect for relaxation, entertaining, or future potential. Future development opportunities are available with further basement development. Conveniently located close to shopping, schools, and amenities, this duplex offers the perfect blend of comfort, convenience, and value. Don't miss out on this incredible opportunity!