

**7706 106A Street
Grande Prairie, Alberta**

MLS # A2248427



\$375,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,263 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

AMAZING LOCATION IN MISSION HEIGHTS. Updated furnace, hot water tank, shingles and flooring on main levels. Very nice 4-level split on a quiet street in Mission Heights. Features vaulted ceilings, large kitchen with newer stainless appliances and dining area with double bay windows. Also offers three bedrooms and two full bathrooms up, third level is developed with a huge family room, laundry and half bath. The 4th level has a finished bedroom (just needs flooring) and open storage area. Landscaped and fenced yard with a large west-facing deck, shed that matches the home and a gas line to BBQ. Walking distance to four schools, shopping, and the Eastlink Center. Truly a fantastic family home in a great area. Quick possession available on this turnkey home.