



**7702 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # GP207800**



**\$499,800**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,568 sq.ft.	<b>Age:</b>	1993 (26 yrs old)
<b>Beds:</b>	4 up / 1 down	<b>Baths:</b>	3 full / 1 half
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	Attached, Heated, Other		
<b>Driveway:</b>	Interlocking, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 6,120
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Central Vacuum, Countertop(s)-Quartz, Deck, Ensuite, Fireplace - Woodburning, French Door, Jet Tub, Laundry-Main Floor, Patio		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dyer, Central Vac & Attachments, GDO & Remote, Shelving in Garage, All Blinds & Window Coverings

**HUGE 24 X 38 HEATED GARAGE.** Custom built, one of a kind home in family friendly Mission Heights with a sprawling front veranda. Walking distance to schools, close to all amenities & on an amazing lot with RV parking - this home has it all. Main floor offers living room with wood fireplace perfect for cold winter days. Spacious, recently renovated kitchen includes island with eating bar, modern white cabinetry, stainless steel appliances & opens to the formal dining room. You will also find a nice front sitting area, laundry & half bath. Upstairs the huge master suite is welcoming with built-in reading bench, walk in closet and large ensuite with jacuzzi tub & separate shower. The additional 3 bedrooms & large bathroom upstairs make this perfect for a family with small children. Basement is finished with a massive rec/family room, nice bedroom and another bathroom. Yard is fenced and landscaped with mature trees and backs onto big green space. There is even a deck with built in benches.