

**7509 102 Street  
Grande Prairie, Alberta**

**MLS # A2167960**



**\$499,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                  |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 2,123 sq.ft.                     | <b>Age:</b>   | 1997 (27 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space     |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |    |

**Inclusions:** All light fixtures, all window coverings, GDO + control(s)

This is the house you've been dreaming of! Located in one of the most sought-after neighborhoods with NO REAR NEIGHBOURS! Close to multiple Schools and shopping! This home backs onto mature trees and a grassy walking path perfect for evening strolls with the kids or pooch. This home is in immaculate condition and waiting for its new family to start making memories. The main floor offers you plenty of space with TWO living spaces, one with a cozy gas fireplace. You can have a formal and informal living area or have a separate area just for the kids. Natural light shines throughout the entire main floor. The kitchen is stunning with remarkable, unique countertops, an island, and of course a pantry for storage! The kitchen sinks overlook the amazing, treed back yard- what a view! The main floor also offers you an office/bedroom, a 2 pc bathroom, and a HUGE laundry room. Who doesn't love main floor laundry. Head on upstairs and you will find 3 bedrooms including the primary suite. The suite gives you a massive walk-in closet and a 3pc ensuite with a jetted tub. The upstairs bathroom is large and would be perfect for a growing family! Rest easy knowing the basement is fully developed! There is another bedroom and full bathroom, PLUS a storage room! This home is truly the whole package with a location that just can't be beat. Call your favorite agent today and schedule your viewing before it's too late!