

**7413 Mission Heights Drive**  
**Grande Prairie, Alberta**

**MLS # A2211114**



**\$389,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry		

**Inclusions:** N/A

Great location in Mission Heights features this modified bi-level. The kitchen has lots of cupboards for all your cooking needs. Plenty of counter top for prep work. Stainless steel appliances. Both the kitchen & living room are bright & cheery looking out to the backyard. Vaulted ceilings. Gas fireplace to cozy up to in the winter. Two more bedrooms to finish off the main. Primary bedroom fits a King & is above the garage with a walk in closet & a 4 pce ensuite. The basement is wide open for your imagination. The covered deck is enjoyable in the summer. The backyard is a retreat with stone walkways, lots of perennials, trees & shrubs. There is natural gas hook ups for the BBQ & for a fire pit. Storage under the deck. The garage is insulated & boarded. The lower deck needs to be replaced. The ice maker does not work in the fridge. Some upgrades: countertops, engineered hand scraped hardwood, shingles (2018) SELLER IS A LICENCED REALTOR IN ALBERTA.