



**7622 103 Street**  
**Grande Prairie, Alberta**

**MLS # A2184143**



**\$354,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Greenbelt, Standard Shaped Lot, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** n/a

For more information, please click Brochure button. Stunning, Newly Renovated Home in an Ideal Location! Nestled on a peaceful street directly across from a beautiful park, this home offers the perfect blend of modern upgrades and tranquil surroundings. Situated with easements behind and beside, the property boasts a massive backyard, offering plenty of space for outdoor activities and relaxation. Inside, the open floor plan seamlessly blends modern design with character, highlighted by brand-new vinyl plank flooring that flows throughout the home. The heart of the home is the fully renovated kitchen, featuring sleek quartz countertops, a stylish modern tile backsplash, and top-of-the-line stainless steel appliances. Whether you're preparing a meal or entertaining guests, this kitchen is sure to impress. The living room is the perfect spot to unwind, complete with an awesome wood-burning fireplace that adds warmth and charm to the space. The updated bathrooms, including the primary ensuite, provide a fresh and contemporary feel. Upstairs, you'll find three spacious bedrooms, offering plenty of room for family or guests. The third level is a versatile living area that could easily function as a home office, family room, or entertainment space. It also features a large bedroom and a convenient washroom with an integrated washer and dryer. The lower floor is framed and ready for your personal touch, with potential for a rec room and an additional bedroom to further enhance the home's living space. Other notable upgrades include a new hot water tank for peace of mind and energy efficiency. This home truly has it all &ndash; modern conveniences, ample space, and an unbeatable location. Don't miss your chance to call this exceptional property home!