

**7606 106A Street**  
**Grande Prairie, Alberta**

**MLS # A2199277**



**\$418,000**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	1996 (29 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 Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<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>	See Remarks		

**Inclusions:** N/A

**LOCATION LOCATION LOCATION!!** Nestled on a quiet street in Mission Heights, this pristine ONE OWNER home is just steps from Derek Taylor and Kateri Mission Schools, as well as the Eastlink Centre. With thoughtful updates throughout, 3 bedrooms, 2 luxurious bathrooms, no carpet, and a spacious two-tier covered deck it just feels like HOME! The main level features a bright and inviting living room with a large front window, an updated kitchen with granite countertops, a stunning double stainless steel sink, and stainless steel appliances, including a gas stove. Down the hall, you’ll find two bedrooms—including a generous primary—and a fully renovated bathroom. The fully developed basement provides additional living space with a large family room, a custom gas fireplace, an extra bedroom, and another full bathroom. Step outside to enjoy the beautifully landscaped backyard with mature trees and a partially covered two-tier deck—perfect for summer relaxation. The home is complete with a heated double attached garage, offering functional shelving for extra storage. Built by Dirham Home Builder you can trust this home is built to last. Don’t miss your chance to own this well-located and move-in-ready home!