

**7729 106 Street**  
**Grande Prairie, Alberta**

**MLS # A2207363**



**\$399,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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 General Residential
<b>Foundation:</b>	See Remarks, Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Nestled on a quiet street in the highly sought after Mission Heights Neighborhood, this beautiful home is just steps from four schools and the Eastlink Multiplex Center. Make your way upstairs and you will be pleased to find three generous bedrooms, 2 bathrooms, a large kitchen with ample cabinet space and a cozy living room area. Hardwood flooring is original and in great condition and the large windows allow for plenty of natural light. Downstairs is fully developed with another large bedroom, a three piece bathroom, a large living room and an extra room that could easily be made into a mother in law suite. This home shows pride of ownership. The option to buy this beautiful home fully furnished is also there making it perfect for an AIRBNB or fully furnished investment property. Shingles were recently done in 2024. The yard is fenced and landscaped and includes extra parking for an RV. Don't miss out!! Call your favorite realtor today!!