



GRASSROOTS
REALTY GROUP

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7905 Mission Heights Drive
Grande Prairie, Alberta

MLS # A2225868



\$330,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,065 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Nice Home in the Heart of Mission Heights! Welcome to this beautifully updated 3-level split located in one of Grande Prairie's most sought-after neighborhoods—Mission Heights. Situated directly across from two elementary schools and within walking distance to the Eastlink Centre, two high schools, numerous amenities, and the scenic trails of Muskoseepi Park, this home offers the perfect balance of convenience and community. Sitting on an expansive lot with 75 feet of frontage and 55 feet across the rear, the property offers plenty of outdoor space for both relaxation and recreation. This 1,064 sq. ft. home has been recently renovated and is move-in ready, featuring all-new flooring, trim, paint, and stainless steel appliances. Inside, you'll find a spacious and inviting layout with a large eat-in kitchen that flows seamlessly into the bright living room—ideal for family gatherings. The main floor also includes the convenience of laundry facilities. With 3 bedrooms and 2 bathrooms, including a private ensuite in the primary bedroom, this home is perfectly suited for family living. Step outside onto the charming wrap-around covered veranda—perfect for morning coffee or evening relaxation. The oversized 385 sq. ft. detached garage is heated, offering a great space for parking or a workshop. There's also an additional shed, plenty of off-street parking, and room for an RV. This home has been well cared for and is landscaped, partially fenced, and ready for its new owners! Don't miss out on this exceptional opportunity in Mission Heights. Book your showing today!