



GRASSROOTS
REALTY GROUP

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8101 103 Street
Grande Prairie, Alberta

MLS # A2237907



\$364,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

No Rear Neighbours & Direct Access to Trails and Green Space! This home is located close to shopping and main city bus route, 1.5 blocks from St.Kateri School and a short walk to the eastlink centre. Opportunities like this don't come up often, secure this gem while you can! Backing onto miles of walking trails, this move-in-ready bungalow offers privacy, updates, and a fantastic layout for any stage of life. Enjoy peace of mind with many recent upgrades including newer shingles, furnace (2009), hot water tank (2019), vinyl windows, and stylish vinyl plank flooring throughout. The main floor features two spacious bedrooms, a full bathroom, a bright west-facing living room with gorgeous evening light, a dedicated dining area, and a well-maintained kitchen. Downstairs, you'll find a huge entertainment or family space, two more bedrooms, a bathroom, a laundry room, and ample storage. The heated garage was built in 2001 and adds great toy storage or parking space. Outside, the yard is ideal for family time or simply enjoying the quiet and green space out back, offering a nice stone patio space and concrete walkways. Take a look as this one won't last long. Let's get you moving!