



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8101 102 Street
Grande Prairie, Alberta

MLS # A2282064



\$410,000

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,834 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive, Interlocking Driveway		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Wood Frame	Zoning:	RG
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: (Fridge as is), stove, (dishwasher as is), washer, dryer, all window coverings, (Vacuum system as is), basement fridge, TV bracket exclude TV, security system, wood stove, all firewood, and shed.

This original owner first time offered for sale Custom-built home is ideally located in desirable Mission Heights. Spacious corner-lot offers extra parking options and access of side street to rear yard. Close to walking trails, shopping, and schools. This property features an open-concept layout with a total of 5 bedrooms and 3 full bathrooms, main floor laundry room with custom cabinets and sink, and formal dining room. The deluxe master bedroom includes an ensuite bathroom with jetted tub and separate shower, sitting area, and hot water heating beneath the whole area above garage for added comfort. The fully developed basement boasts a separate entrance, cozy woodstove, and a convenient kitchenette—perfect for extended family or guests. Enjoy a gas fireplace in the living room and a wood stove in the basement. There are numerous upgrades including shingles (approx. 10 years), a new furnace, hot water tanks replaced about 3 years ago, and newer washer and dryer. This is a large home in a sought-after location—this one checks all the boxes.