



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7818 Mission Heights Drive
Grande Prairie, Alberta

MLS # A2295491

\$459,900



Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,268 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shoe rack at front door, bedroom/den desk and shelving on 3rd level. window blinds.

Welcome to this beautifully updated, family-friendly home in the highly desirable Mission Heights neighborhood. Offering 5 bedrooms and 3 full bathrooms, this spacious four-level split is truly move-in ready and has been meticulously maintained as a pet and smoke-free property—perfect for families looking for comfort, space, and peace of mind. Inside, you’ll find a bright, freshly painted interior, hardwood living/dining room area, and a thoughtfully updated kitchen featuring modern appliances, ample storage, and plenty of room for gathering. The functional layout includes three separate living spaces, giving everyone in the family their own place to relax, play, or entertain. The primary bedroom provides a private retreat with its own 3-piece ensuite, wood floors, 2 closets (one is a walk in), while the additional bedrooms offer flexibility for kids or guests. This home has seen numerous updates that add both style and value, including new windows in 2023, a renovated third-level bathroom, updated fourth bedroom or office space, new washer and dryer, dishwasher, hot water tank, modern decora-style plugs and switches, and new exterior lighting. Outside, a new stone patio creates the perfect setting for family time and outdoor enjoyment. Backing directly onto a schoolyard, this property offers the ultimate family-friendly location with no rear neighbours—providing both privacy and convenience. Complete with a heated double attached garage and exceptional storage throughout, this home checks all the boxes for comfortable family living in a fantastic community. You back onto Kateri and Derrick Taylor school grounds, imagine watching your kids walk to school right out your back door.