



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8002 103 Street
Grande Prairie, Alberta

MLS # A2315647



\$479,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Multiple Driveways		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Many Trees, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed. AC unit.

OPEN HOUSE! JUNE 14th, 2-4Pm! Welcome to this one-owner gem, perfectly situated on the corner of Michaelis Blvd and 103 Street. From the moment you arrive, you'll be impressed by the inviting curb appeal of the beautifully landscaped, low-maintenance front yard and porch, offering both privacy and a warm welcome. Step inside this well-appointed, two-story home featuring four spacious bedrooms (one currently used as a dedicated office)and three bathrooms. The main floor boasts a generously sized kitchen complete with an island and beautiful white and stained wood cabinets, seamlessly connected to a formal sitting room and a family/dining area in an open-concept layout. In addition, you'll find a dedicated home office, a convenient laundry room, and a half bathroom on this level. Upstairs, the expansive primary suite impresses with its large walk-in closet and an en-suite bathroom featuring a stylish tile shower. Two additional well-proportioned bedrooms and a full bathroom round out the upper level, ensuring comfort and ample space for family or guests. The backyard is a private oasis designed for relaxation and entertaining. Enjoy your outdoor living space on a deck equipped with sliding awnings, perfect for sun protection, or gather on a two-tiered deck set amidst a charming garden area. Recent updates add to the home's modern appeal and value. Enjoy peace of mind with a new furnace and air conditioning system installed 10 years ago, as well as a hot water on demand system with all new pex plumbing. Other upgrades include new shingles (2013), upgraded eavestroughs and downspouts (2014), all-new triple-pane casement windows (2018), updated doors and a new garage door (2021), and beautifully remodeled bathrooms completed between 2023 and 2024. Refinished hardwood floor and paint (2026), Drywalled

and insulated garage (2025) Don't miss your chance to experience the perfect blend of style, space, and convenience in this remarkable home. Schedule a tour today before it's gone!