



**GRASSROOTS**  
REALTY GROUP

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7818 Mission Heights Drive  
Grande Prairie, Alberta

MLS # A2321200



**\$474,900**

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

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

**Inclusions:** Front door shoe cabinet, entertainment cabinet to the right of the fireplace, board game/storage cabinet in basement, desktop and shelves in 3rd level bedroom/study, planters on back deck, compost bin, win rack in basement storage, storage unit to the left of the fireplace.

Welcome to this beautifully maintained, move-in ready family home in the highly sought-after Mission Heights neighborhood. Offering 5 bedrooms and 3 full bathrooms, this spacious four-level split has been meticulously cared for as a pet-free and smoke-free property, providing peace of mind for its next owners. Step inside to discover a bright, freshly painted interior featuring hardwood flooring in the living and dining areas, an updated kitchen with modern appliances, abundant storage, and plenty of space for family gatherings. The versatile floor plan offers three separate living areas, creating room for everyone to relax, entertain, or enjoy their own space. The primary suite is a comfortable retreat with hardwood floors, a walk-in closet, a second closet, and a private 3-piece ensuite. Additional bedrooms provide flexibility for a growing family, guests, or a home office. Numerous updates add value and convenience throughout, including new windows (2023), a renovated third-level bathroom, an updated fourth bedroom/office, new washer and dryer, dishwasher, hot water tank, modern Decora-style switches and plugs, exterior lighting, and a beautiful new stone patio for outdoor enjoyment. Backing directly onto the Kateri and Derek Taylor school grounds, this property offers an exceptional location with no rear neighbors and direct access to green space. Imagine watching your children walk to school right from your backyard. The fully fenced yard, heated double attached garage, and outstanding storage throughout complete this well-cared-for home that is perfectly suited for comfortable family living.