



**GRASSROOTS**  
REALTY GROUP

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8206 107 Street  
Grande Prairie, Alberta

MLS # A2325174



**\$459,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Mission Heights                                                            |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 1,178 sq.ft.                                                               | Age:   | 1996 (30 yrs old) |
| Beds:     | 3                                                                          | Baths: | 3                 |
| Garage:   | Double Garage Attached, Off Street                                         |        |                   |
| Lot Size: | 0.14 Acre                                                                  |        |                   |
| Lot Feat: | Back Yard, City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind, F |        |                   |

|             |                                                                                   |            |    |
|-------------|-----------------------------------------------------------------------------------|------------|----|
| Heating:    | Fireplace(s), Forced Air                                                          | Water:     | -  |
| Floors:     | Carpet, Laminate, Tile, Vinyl Plank                                               | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | -  |
| Basement:   | Full                                                                              | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding                                                               | Zoning:    | RG |
| Foundation: | Poured Concrete                                                                   | Utilities: | -  |
| Features:   | Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s) |            |    |

**Inclusions:** fridge, stove, dishwasher, microwave hood fan, washer, dryer, shed

Welcome to this beautifully maintained bungalow in the desirable community of Mission Park! Backing onto an easement with no rear neighbours and no direct neighbour on one side, this home offers a rare combination of privacy and space while being close to parks, schools, and walking trails. Step inside to a spacious front entry that opens into a bright, open-concept living, dining, and kitchen area, creating the perfect space for entertaining or everyday living. The main floor features two generous bedrooms, including a spacious primary retreat complete with a walk-in closet and a beautifully appointed ensuite showcasing a custom live-edge vanity. A second full bathroom on the main floor adds convenience for family and guests, while patio doors provide easy access to the rear deck and large backyard. The fully finished basement offers even more living space with a large family room, a generous third bedroom, a dedicated office, a beautifully renovated full bathroom, and an oversized utility and storage room with plenty of space for all your seasonal items. Outside, you'll appreciate the attached double garage, oversized backyard, storage shed, RV parking, and dedicated RV storage. With an easement beside the home and no rear neighbours, you'll enjoy extra privacy that's hard to find. This Mission Park bungalow checks all the boxes and won't last long. Book your showing today!