



GRASSROOTS
REALTY GROUP

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7213 105 Street
Grande Prairie, Alberta

MLS # A2330489



\$314,000

Division:	Mission Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	784 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Irregular Lot, Lawn		

Heating:	Central
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Garden Shed

Location, Location, Location! Welcome to this well-maintained half duplex in the highly sought-after community of Mission—an excellent opportunity for first-time home buyers, young families, or investors alike. Perfectly situated just 300 metres from the Eastlink Centre, you'll enjoy year-round access to swimming, fitness facilities, skating, and a variety of recreational activities. Outdoor enthusiasts will appreciate the nearby Bear Creek Trail System, while schools, parks, restaurants, and shopping are all just minutes away. Inside, the functional bi-level layout offers four bedrooms—two on the main level and two downstairs—along with a full four-piece bathroom on each floor, providing plenty of space and convenience for a growing family or guests. Start your mornings with a cup of coffee on the east-facing deck overlooking the fully fenced backyard, an ideal space for children, pets, or summer entertaining. Additional features include back-alley access, parking for two vehicles, and a garden shed for extra storage. Don't miss your chance to own this fantastic property in one of Grande Prairie's most convenient locations. Contact your favorite REALTOR® today to arrange your private viewing and ask about MLS® A2330489.