



GRASSROOTS
REALTY GROUP

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7317 104 Street
Grande Prairie, Alberta

MLS # A2333273



\$499,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-71-6-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Sump Pump(s), Suspended Ceiling, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Floating Shelves, Draperies & Rods		

QUICK POSSESSION AVAILABLE! Perfectly located in Mission Heights, this well-maintained 1,269 sq. ft. fully finished bi-level is just steps from two schools and minutes from the Eastlink Centre, shopping, restaurants, and all south-side amenities. Offering 5 bedrooms, 3 bathrooms, and a heated dbl attached garage, this home has been thoughtfully designed for comfortable family living. A spacious tiled entry features wide stairs, direct garage access, and an open railing that enhances the home's bright, open feel. Vaulted ceilings extend through the kitchen, dining, and living areas, while professional blinds have been installed throughout. With engineered hardwood flooring throughout the living areas, bedrooms, and basement, and durable tile in the kitchen, dining area, bathrooms, and entry, there are no carpets! The living room is filled with natural light from the large cantilevered bay window and features a stylish built-in floating-shelf display space. The kitchen offers an abundance of oak cabinetry, full tile backsplash, decorative corner china cabinet, pantry, and a centre island with seating for two—perfect for casual meals or morning coffee. The adjoining dining area accommodates a large family table and opens to the rear deck with a natural gas BBQ hookup for effortless entertaining. The primary bedroom easily fits a king-size suite and includes a walk-in closet and 3-piece ensuite. Two additional bedrooms and a full 4-pc bath complete the main level. The lower level has been developed with entertaining and practicality in mind. A theatre room features a built-in entertainment wall unit, raised seating platform, solid-core doors, and vibration rails to enhance your movie nights. Two more bedrooms provide and a 3-piece bathroom with a shower and urinal provides additional space for guests. The laundry room is equipped with cabinetry, sink, and a handy

counter space for folding clothes, while an additional storage room offers built-in cabinets, a 200-litre wine barrel fermentor cabinet, and a gun safe. This home has been meticulously cared for, offering outstanding peace of mind with 6-year-old 30-year shingles featuring high-profile ridge capping, a new living room window and primary bedroom window, newer appliances including a fridge (3 yr), stove (5 yr), and dishwasher, plus a central vac system with 3 floor sweeps. Built-in closet organizers throughout ensure exceptional storage at every turn. The 25' x 20' dbl attached garage is finished with radiant heat, workbench and slatwall storage system, and a wide concrete drive with reinforced security ties for trailer parking. The low-maintenance yard is beautifully landscaped with tamarack, mountain ash, and saskatoon bush, with chain-link fence, large deck and the added privacy of a grassed easement behind. Combining a functional family floor plan, quality updates, and an exceptional location, this TURN-KEY home is ready for its next owners. Call today to arrange your private viewing!