

**6810 102 Street  
Grande Prairie, Alberta**

**MLS # A2160145**



**\$539,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-71-6-W6
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Red Motomaster rack and shelving unit in garage.

ONE OF A KIND fully finished modified bi-level with loads of EXTRAS! Nestled in a quiet cul-de-sac on the south end of the city in the Mission Heights subdivision, one of the city's nicest areas to live. With NO REAR NEIGHBORS, trails right out the back gate and within walking distance to many amenities including the Eastlink Rec Centre, twin arenas, restaurants, several schools and more! Spacious tiled foyer with soaring ceiling introduces you to this beautiful 5 bed, 3 bath executive style home. The den/flex room is a favorite spot in the home full of natural light with a view to the front. The open-concept layout flows seamlessly through the kitchen, dining, and living areas enhanced with recessed lighting and vaulted ceilings that create a spacious feeling, all warmed by a gas fireplace. A useful built-in desk in the living area is a nice addition. Two spare bedrooms and 4 pc bath complete the main floor. The heart of this home is the spacious kitchen, offering an abundance of rich espresso cabinets, quartz countertop, fully tiled backsplash, corner pantry, sleek stainless appliances including gas range, and island with sink and breakfast bar, perfect for enjoying any meal. Adjacent dining area fits a large table with convenient access to the rear deck. Upstairs you'll find a private primary bedroom retreat large enough for a king-sized bed, with extra space for a sitting area, walk-in closet and ensuite with dbl sink vanity, separate shower and jetted soaker tub. Downstairs features a large rec/family room, 4th and 5th bedrooms, 4 pc bath with tile surround, laundry/utility room with sink plus extra storage space under the stairs. ADDITIONAL FEATURES include CENTRAL A/C, hot water on demand, central vac, reverse osmosis to fridge, wiring for sound with built-in speakers throughout, in-floor heat roughed-in for ensuite, tinted windows, all quartz counters and most

appliances new within the last 5 years. TRIPLE attached 34'x26'; HEATED garage is finished and includes floor drains, hot/cold taps and convenient small O/H door to the backyard. Large concrete driveway can accommodate up to 5 vehicles. Fully fenced and professionally landscaped with a variety of shrubs and trees for privacy plus IRRIGATION both front and back as well as a handy shed. You'll thoroughly enjoy this beautiful yard on the large two-tiered west-facing deck with gas line to lower deck. Turn-key with QUICK POSSESSION! Call today to arrange your private viewing!