

**8014 107 Street
Grande Prairie, Alberta**

MLS # A2161621



\$364,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,112 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

MOTIVATED SELLER, price recently lowered \$15,000! Prime Location in Mission Heights - Immaculate 4-Level Split! Discover the perfect blend of location and comfort in this beautifully updated 4-level split, situated on a low-traffic street in desirable Mission Heights. With a large berm behind, this home offers privacy with no rear neighbors, making it a rare find. You'll be within walking distance of four schools, the Eastlink Centre, Bear Creek trail system, and shopping, making this home ideal for families and outdoor enthusiasts alike. Step inside to a welcoming main level featuring new vinyl plank flooring and vaulted ceilings that enhance the open, airy feel of the living room, kitchen, and dining area. The kitchen is a chef's delight, boasting a moveable island, corner pantry, and ample space for a large dining table. From the dining room, step out onto the freshly updated deck and enjoy the treed backyard – perfect for relaxing or entertaining. Upstairs, the large primary bedroom includes an ensuite, with two additional bedrooms and a full bathroom completing the level. The third level offers a spacious family room, a fourth bedroom, and the potential to add a third bathroom. The fourth level provides abundant storage space and an additional room that has been framed, drywalled, and features a window – ready to be customized to your needs. This home has been thoughtfully updated with new shingles, brand new carpet in the family room, stairs, and bedrooms, updated bathrooms with new toilets and tub, fresh paint throughout, new lighting, kitchen countertops, pantry glass door, and deck railing. The newer kitchen appliances, painted concrete flooring on the fourth level, and a hot water tank installed in 2021 complete the extensive list of improvements. If you're seeking a home with a fantastic floor plan, modern colors, and an unbeatable location with

immediate possession, look no further – this is the one!