



CORY PELCHAT
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7729 106 Street
Grande Prairie, Alberta

MLS # A2207363



\$399,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG General Residential
Foundation:	See Remarks, Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Nestled on a quiet street in the highly sought after Mission Heights Neighborhood, this beautiful home is just steps from four schools and the Eastlink Multiplex Center. Make your way upstairs and you will be pleased to find three generous bedrooms, 2 bathrooms, a large kitchen with ample cabinet space and a cozy living room area. Hardwood flooring is original and in great condition and the large windows allow for plenty of natural light. Downstairs is fully developed with another large bedroom, a three piece bathroom, a large living room and an extra room that could easily be made into a mother in law suite. This home shows pride of ownership. The option to buy this beautiful home fully furnished is also there making it perfect for an AIRBNB or fully furnished investment property. Shingles were recently done in 2024. The yard is fenced and landscaped and includes extra parking for an RV. Don't miss out!! Call your favorite realtor today!!