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7362 104A Street  
 Grande Prairie, Alberta

MLS # GP215522



**\$299,900**

<b>Division:</b>	Mission Heights.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1999 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Fiber Optics, Phone
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Location and style! What more do you need! Right across from Derek Taylor school, watch your kids walk to school with ease. Many modern updates make this home shine bright and feel fresh. Fully developed 4 level split. Spacious tiled entrance opening up onto the kitchen, living room and dining room which also has a side door leading to the wide deck for BBQing right off the kitchen. New flooring and paint throughout most of the home. Two good sized bedrooms and a bathroom upstairs. Another bathroom and second living room through the sliding barn door on the 3rd level with walkout for easy access to backyard. 4th level finishes it off with 1 more bedroom, bathroom, laundry room and tons of storage. Lots of natural light shines through all areas for a bright and airy flow. Outside has a fully fenced yard on a corner lot with rear parking. What a beauty! \*Seller is offering \$3,500 appliance allowance\*