

**8106 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2212013**



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights        |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Modified Bi-Level      |               |                   |
| <b>Size:</b>     | 1,270 sq.ft.           | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum, Other        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks, Walk-In Closet(s) |                   |    |

**Inclusions:** All light fixtures, all window coverings, GDO + control(s), central vac & attachments, shed

Welcome to this beautiful, developed home located on a quiet street in one of the area's most desirable neighborhoods. Surrounded by walking trails and just minutes from schools and shopping, this home offers the perfect blend of comfort and convenience. Step inside to a warm and inviting sunken living room, perfect for relaxing or entertaining. A few steps up, you'll find a formal dining area and a bright kitchen with a cozy sitting area—ideal for family gatherings or your morning coffee. This level also features three spacious bedrooms, including a primary suite with its own ensuite and walk-in closet. The main bathroom is well-appointed and easily accessible from the other bedrooms. The fully finished basement adds even more living space, including a fourth bedroom with the start of a walk-in closet, another full bathroom, and a welcoming fireplace to gather around on cooler evenings. Outside, enjoy a private backyard with mature trees offering shade, a garden area, and storage tucked neatly under the deck. The double attached garage provides plenty of room for parking and storage. This home truly has it all—great location, thoughtful layout, and space for the whole family. Don't miss your chance to make it yours!