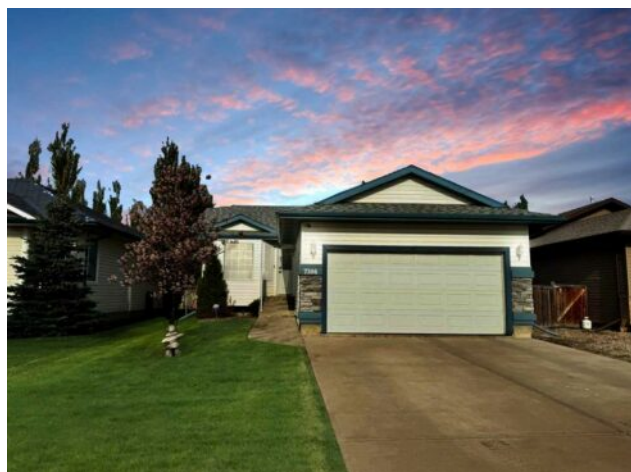


**7306 Mission Heights Drive
Grande Prairie, Alberta**

MLS # A2220284



\$439,900

Division:	Mission Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Landscaped, See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

This fully developed bungalow with RV parking offers 4 bedrooms, 3 full bathrooms, and is located in the mature neighbourhood of Mission Heights close to the Eastlink Centre. You'll love the bright and functional main floor with a welcoming living space, stainless steel appliances in the kitchen, and a convenient double attached garage. Three bedrooms including the master with 3-piece ensuite and a 4-piece main bath complete the main level. The finished basement provides a massive family room—perfect for movie nights, entertaining, or a growing family, the additional bedroom and third full bath. Step outside from the dining area to enjoy the deck overlooking the nicely sized and landscaped backyard, ideal for summer evenings. Bonus features include central air conditioning for those warm Alberta days. A great layout in a great location—book your showing today!