



**DJ Golden**  
**REAL ESTATE**

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**8125 107 Street**  
**Grande Prairie, Alberta**

**MLS # A2232539**



**\$419,900**

<b>Division:</b>	Mission Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Beautifully Renovated Modified Bi-Level in Sought-After Mission Heights! This fully developed 5-bedroom, 3-bathroom home offers a spacious and functional layout, perfect for families. The main living space is warm and inviting with fresh paint, updated trim, and a stylish kitchen featuring refinished cabinets and stainless steel appliances. The primary suite is privately tucked away, complete with a walk-in closet and ensuite for your comfort. Downstairs offers even more living space with two additional bedrooms, a full bath, and a cozy family room. Enjoy the convenience of a heated double car garage, and all the charm of a move-in ready home. Located in the desirable Mission Heights neighborhood—close to parks, schools, and amenities—this one checks all the boxes!