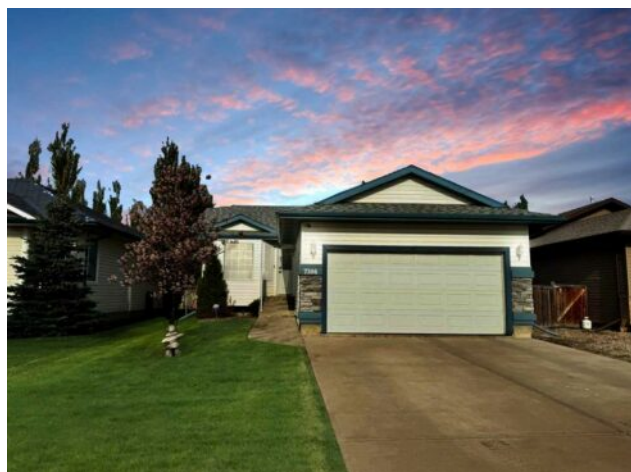


**7306 Mission Heights Drive  
Grande Prairie, Alberta**

**MLS # A2220284**



**\$439,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission Heights                    |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | Bungalow                           |               |                   |
| <b>Size:</b>     | 1,053 sq.ft.                       | <b>Age:</b>   | 1998 (27 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> | Few Trees, Landscaped, See Remarks |               |                   |

|                    |                                                           |                   |    |
|--------------------|-----------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                       | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry |                   |    |

**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!