

# \$289,900 - 7326 106 Street, Grande Prairie

MLS® #A2229883

**\$289,900**

3 Bedroom, 2.00 Bathroom, 632 sqft

Residential on 0.07 Acres

Mission Heights., Grande Prairie, Alberta

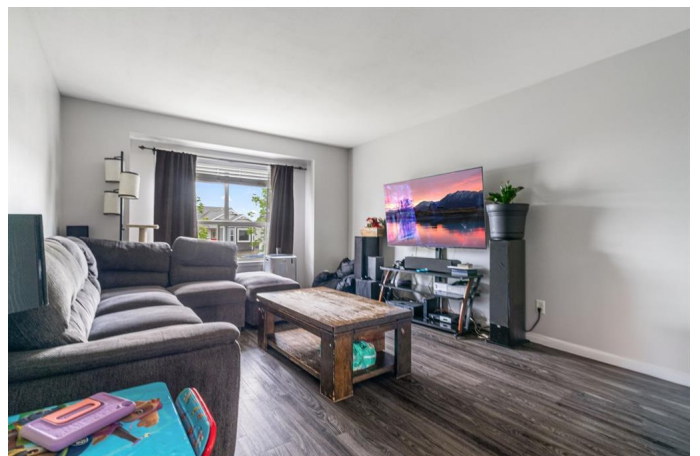
Looking for a place with plenty of space and a relaxed vibe? This charming 3-bedroom, 1.5-bath duplex in Mission Heights has just what you need. The brand-new vinyl plank floors throughout the home give it a bright and modern feel, while the newer appliances are ready to make your life easier. Plus, with a brand-new roof (2024), you can enjoy peace of mind for years to come. The newer hot water tank adds extra comfort and reliability. The basement laundry area is super convenient, and the spacious backyard is perfect for BBQs, relaxation, or playtime. With rear alley access and parking for up to 3 vehicles, getting in and out is a breeze. There's also a shed for extra storage, and the large deck offers a great spot to unwind outdoors. Mission Heights is known for its family-friendly atmosphere, beautiful parks, and easy access to local amenities. Living here means you're close to schools, shopping, and recreational spots, making it the perfect place to call home! While the property is currently tenant-occupied, it will be vacant on July 1st, giving you the perfect opportunity to move in or find new tenants. Contact your favourite REALTOR® today to book a viewing!

Built in 2001

## Essential Information

MLS® # A2229883

Price \$289,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	632
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	7326 106 Street
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2P2

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	RS

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.