8010 107 Street
Grande Prairie, Alberta

MLS # A2225584

$464,900

Division:	Mission Heights
Type:	Residential/House
Style:	Attached-Up/Down, Bi-Level
Size:	1,243 sq.ft.
Age:	1997 (28 yrs old)
Beds:	5
Baths:	3
Garage:	Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Landscaped, No Neighbours Behind

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Fridge x2, stove x2, washer dryer x 2, dishwasher, window covers

BEAUTIFUL SUITED PROPERTY IN MISSION HEIGHTS WITH NO REAR NEIGHBORS! This home has it all! Modern updated living space upstairs, legal, suite ($1800 current rent) in the basement. Pay your mortgage with the extra income and enjoy your double attached garage, and yard with no rear neighbors. Home has been substantially updated including flooring, paint, trim, new roof, new high efficiency furnace, counters and back splash. Each unit has separate laundry, and has shared, but private and keyed off enterances. Upstairs has kitchen with great layout, dining, and living room with three bedrooms and full bathroom. Master that has an updated full en-suite and walk in closet. The basement has full suite (recently approved with city - legal, non conforming only due to shared private entrance, otherwise fully legal and permitted) with own kitchen, laundry, full bathroom & two bedrooms. Yard has no rear neighbors, 2 tier deck, is fully landscaped and swinging gate that opens for RV parking/storage. New Roof and Furnace. Lower unit comes fully furnished, including kitchen wares, linens etc, ready to go for an Airbnb if desired. This home is the smartest path to get ahead, live up rent down, Airbnb one or both units, possibilities are endless. Home is in a great neighbourhood with garage and no rear neighbours, one of a kind, and perfectly ideal.