

# \$464,900 - 8010 107 Street, Grande Prairie

MLS® #A2225584

**\$464,900**

5 Bedroom, 3.00 Bathroom, 1,243 sqft  
Residential on 0.12 Acres

Mission Heights., Grande Prairie, Alberta

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 entrances. 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.

Built in 1997



## Essential Information

MLS® #	A2225584
Price	\$464,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,243
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Up/Down, Bi-Level
Status	Active

## Community Information

Address	8010 107 Street
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2J8

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	9
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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