

# \$475,000 - 8202 102 Street, Grande Prairie

MLS® #A2222162

**\$475,000**

5 Bedroom, 3.00 Bathroom, 1,226 sqft  
Residential on 0.14 Acres

Mission Heights., Grande Prairie, Alberta

This beautifully updated four-level split in Mission Heights stands out the moment you walk in. The vaulted ceilings with warm wood slats instantly catch your eye, giving the space a clean, modern feel without losing the warmth that makes a house feel like home. Fresh white walls and rich wood floors set the tone as you move into the bright, open layout, where a large front window fills the living room with light. It's a welcoming space that invites you to settle in, relax, and stay awhile. The warm wood flooring and vaulted ceilings continue into the formal dining area, brightened by another large window and an updated light fixture that adds just the right touch of style! It's the perfect space to gather for family meals or host special occasions. As you continue, you're greeted by the kitchen—a standout! Spacious and functional, it offers tons of cabinetry, timeless cabinets, a mosaic tile backsplash, and an open layout that keeps you connected while you cook. Breakfast nook which boasts a glass door that leads straight to the backyard, making outdoor dinners and backyard playtime a breeze. Upstairs, the primary bedroom feels like a retreat. White walls, elegant sconces on either side of the bed, and a custom walk-in closet make it feel elevated. The ensuite is a standout too, with dual sinks, black cabinetry, and wood countertops. The fully renovated main bathroom is anything but boring, with a striking black vanity, wood counters, and a fully tiled shower that goes all the way to the



ceilingâ€™itâ€™s polished, modern, and full of thoughtful details. Two more bedrooms round out the upper level, each with charming floral wallpaper feature walls that add character and personality. Down on the third level, a cozy second living room is anchored by a wood-burning fireplace, flanked by custom shelving and striking black built-ins. This level also includes a half bath with the most beautiful green walls and the fourth bedroom. It also boasts an updated garage entrance and laundry space with raised ceilings, custom millwork, a built-in bench, and gold hooks that give it a custom, well-thought-out feel. Thatâ€™s not allâ€™the basement level has yet another family room/play area and 5th bedroom, ideal for guests, a home office, or extra storage! Outside, the rebuilt deck looks out over a private, fully fenced yard with mature treesâ€™perfect for kids, pets, weekend BBQs, or slow mornings with coffee. The heated garage adds year-round comfort. Youâ€™ll love this locationâ€™tucked into an established neighbourhood, close to restaurants, grocery stores, and the Bear Creek trails. With easy access to the dog park, bike paths, beach volleyball courts, a 3-par golf course, and more, thereâ€™s so much to enjoy just minutes from your door. This oneâ€™s truly a gem. Call your REALTORÂ® today to book a showing! Notes: Furnace Lennox 2014; Furnace and Chimney Cleaned Sept. 2020; Hot Water Tank 2021; Shingles (25 year) 2009; Eaves Troughs 2010; triple glaze Windows 2017-Ask for updates from 2022-2025

Built in 1984

## Essential Information

MLS® #	A2222162
Price	\$475,000
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.14
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	8202 102 Street
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W1Z6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Range
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 17th, 2025
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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