



GRASSROOTS
REALTY GROUP

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7458 91 Street
Grande Prairie, Alberta

MLS # A2227337



\$449,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,247 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings Garage Door Opener & Controls

Welcome to this beautifully maintained bi-level home in the family-oriented community of Countryside North, perfectly located right across from a playground—ideal for kids and outdoor fun. Offering a thoughtful layout and a double attached garage, this fully developed home provides both functionality and comfort. The bright main level features an inviting living space centred around a feature stone wall with gas fireplace, a well-appointed kitchen complete with stunning dark cabinetry, stainless steel appliances, corner pantry plus a central island providing extra storage space & seating. The dining area can easily accommodate a larger table with backyard access that’s perfect for family meals or entertaining guests. Your main level hosts two great sized bedrooms and a full bathroom while the spacious primary bedroom is located above the garage offering a private retreat with a walk-in closet and a 3-piece ensuite. The fully finished basement adds valuable living space with a secondary living room, two more bedrooms and a full bathroom. The fully fenced and landscaped backyard provides a private oasis with gorgeous curbing, trees, and no rear neighbours. With a great location, room to grow, and a warm, welcoming feel, this home checks all the boxes for modern family living. Book your showing today!