



**GRASSROOTS**  
REALTY GROUP

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**7017 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2235283**



**\$420,000**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Many Trees,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Other, See Remarks, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** refrigerator, dishwasher, washer, dryer, stove, air conditioner, window coverings

No neighbours behind plus greenspace with playground on the one side, make this one-owner, clean & well cared-for bungalow a true gem! Cute front curb appeal will sweetly draw you in to the home's interior, beginning with the spacious, quarry tile foyer, allowing you to comfortably greet & send off all your guests. Laundry room is just to the side, which also then lets you to carry on into the attached, double garage. Up a few stairs and you immediately notice the intriguing floor plan, detailed wall features, vaulted ceilings and lovely engineered hardwood flooring. Head past the second bedroom that would make for an excellent home office or home-based business and the formal dining area, for those extra special occasions. From there to the open layout of the kitchen and dining area for daily meals with doors leading to back deck, and then the great room at the rear of the home, with its gas fireplace & abundant windows providing generous amounts of natural light to the space. Kitchen has Templeton maple toffee cabinets, attractive tile backsplash, eat-up island with the double sinks, & corner pantry. Finishing the level is the main bathroom, hall closet and primary bedroom with walk-in closet & ensuite with luxurious corner jetted tub & separate shower. Big windows are in the undeveloped basement, which is just eagerly awaiting you and your imagination to complete. Striking & very private backyard will be your personal oasis with its black chain link fencing, assorted varieties of mature trees, bushes & perennials, side radial patterned brick patio & garden areas. Too hot outside? Step inside. Life's a breeze with the home's air conditioning. Property is located close to Mother Theresa school and easy access to both the City's south & west ends. Very active housing market in Grande Prairie currently so get moving and don't pass

this one by! Contact a REALTOR® today for more details or to view! Take the 3D Tour, too :)