



GRASSROOTS
REALTY GROUP

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**6302 87A Street
Grande Prairie, Alberta**

MLS # A2246728



\$479,900

Division:	Summerside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,492 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

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

Welcome to this exquisite modified bi-level, where timeless elegance meets modern comfort. A grand tiled entryway with soaring ceilings and pillars sets the tone, leading into a spacious living room adorned with a large picture window, rich natural light, and a refined fireplace that anchors the space. The dining area offers plenty of space for a large table while providing effortless access to the back deck, perfect for entertaining! The kitchen is a chef's delight, featuring dark cabinetry, stainless steel appliances, a walk-in pantry, and a layout that blends form and function. The main-floor primary suite is a private retreat easily accommodating a king size bed, complete with a generous walk-in closet and a luxurious 4-piece ensuite. Upstairs, two additional bedrooms and a full bath provide ample space for family or guests. The fully developed walk-out basement boasts in-floor heating, two more bedrooms, a full bathroom, and a dedicated laundry space with sink, all designed with both comfort and style in mind. Outdoors, backing onto a paved walking trail, the beautifully landscaped pie-shaped yard is fully fenced and features professional rock work, mature trees, and irrigation for easy maintenance. Completing this home is a finished double garage with one extended bay and hot/cold taps, an ideal blend of utility and functionality. Don't wait, book your showing today!