



GRASSROOTS
REALTY GROUP

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7466 91 Street
Grande Prairie, Alberta

MLS # A2117433



\$499,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,810 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s)		

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

This fully developed two storey home located in a cul-de-sac in Countryside North with no rear neighbours and facing a playground & green space is move-in ready! Step into a large entryway with a closet that has been converted to a bench with hooks for storage. The open concept main floor has a spacious living area with a gas fireplace surrounded by stones for a relaxing atmosphere. Big bright windows provide plenty of natural light. The connecting kitchen features dark cabinetry, granite countertops, stainless steel appliances, corner pantry, island with eating bar and ample storage space. The cozy dining area has a unique feature wall with patio doors leading to the deck and backyard. Your main floor laundry room and a 2pc bathroom finish the main floor. Heading upstairs you will find two good sized bedrooms as well as a 4pc bathroom. The oversized primary bedroom has plenty of space for a king sized bed & furniture and is complemented with a nook area. Lets not forget the luxurious 5pc ensuite and walk-in closet. The fully finished basement includes a living area, one bedroom and a 3pc bathroom. A fenced and landscaped backyard features brick retaining wall, trees and firepit. Complete with air conditioning, heated garage and room for RV parking, this home is the total package and won't last long. Book your showing today!