



**GRASSROOTS**  
REALTY GROUP

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**5814 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2118038**



**\$660,000**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Stone	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Solar Tube(s), Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This almost brand new build by Sunnyside Lane is now available to call home for new owners! This modern two story farmhouse is fully developed with 5 bedrooms and 3 1/2 baths. The moment you walk in you'll notice absolute pride in home ownership. The large entry welcomes you in with immediate views of the huge living room with feature fireplace, large windows and feature walls giving the room a modern sleek feel. The open concept allows the nearby kitchen to blend in seamless with it's massive quartz island and built in farmhouse sink. The kitchen boasts tons of counter space, cabinetry, and large pantry to ensure space won't be an issue working here for food prep. The main floor also features half bathroom, laundry room and mud room for access to triple car garage. Upper level has 2 really good sized bedrooms plus full bathroom, which then leads to the master bedroom. The master bedroom is absolutely amazing with its oversized dimensions, then showcasing it's fantastic 5 piece ensuite and large walk-in closet. The basement has been fully developed with the great bonus of being a walk-out, allowing larger than normal windows to bring in lots of natural light making this space much more desirable than a regular basement. Basement has large family room, 2 large bedrooms and full bathroom to complete this floor. Location is extremely quiet with no neighbor's behind and on a dead end street making it the best of both worlds, while tucked beside nature with immediate access to trails south of the city. Come see for yourself the incredible value this home offers.