



5925 88 Street
Grande Prairie, Alberta

MLS # A2133632



\$589,900

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, Street Lighting		

Heating:	Central, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Metal Siding, Stone, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: \$5000 Appliance Allowance, Pressure Treated Deck with Aluminum Rails & Stairs to the Yard, Garage Door Openers & Controls, 10 year Alberta New Home Warranty, one year Builder Warranty.

This brand new home is just about completed & ready for you! Located in a beautiful south side location, with no rear neighbours! Tucked away in a little loop, surrounded by stunning homes, all with garages & updated designer features! This community has construction Restrictive Covenants, which maintains the home values in this area! That is extraordinary & makes for a great investment! Right from the moment you enter this home, you can see how special this home is! Huge open entry, with soaring ceilings, lots of room to move around & a great sized coat closet. Leading in the great room, the living area is a fantastic size, with a gorgeous feature wall, as well as a electric fireplace, surrounded by timeless shiplap boarding. The kitchen is a dream come true! Expansive island with seating, quartz counters, lots of extra storage & a beautiful farmhouse sink! Overhead you will finds awesome LED flush mount potlights, complimentary overhead bar lights & a stylish dining room fixture. The kitchen showcases beautiful, clean & modern white cabinets with soft close doors & drawers, complete with mat black pulls. Stunning contrasting design! The huge pantry is distinctive! A flush mount secret door opens up to tons of MDF shelves & extra storage! Perfect for your food storage, but also all your small appliances! Love this pantry. On the main floor, you will find an ideal powder room, extra closet space & access to the garage. Speaking of the garage! This triple car garage will be finished & includes garage door openers /remotes for both doors. Heading upstairs, the stairs are wide & open, with plenty of natural light! On the left, you will find a great sized main bath with a large vanity, including quartz counter, extra storage & a full tub/shower combo. There is 2 additional spacious bedrooms, plus a dedicated laundry room! The Primary suite is a great sizable space, with a large window & coiffured

ceilings! The Primary suite also is complete with a wonderfully large ensuite bath! A stunning walk in tile shower with glass surround, a private toilet room, dual vanities & a huge soaker tub!! Quartz counter, soft-close doors & drawers as well. There is a fantastic walk in closet as well, with plenty of space for hanging, folded, accessories & shoes! This one is special! The basement has high ceilings, big windows & is roughed in for a future bathroom. This home is well build & is in a particularly special location, backing on to walking paths that lead around Bickell's Pond! Take a look!