



**GRASSROOTS**  
REALTY GROUP

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**7405 90A Street  
Grande Prairie, Alberta**

**MLS # A2137608**



**\$389,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Open Floorplan		

**Inclusions:** N/A

Welcome home! This half duplex invites you in, and will amaze you with it's size! Beautiful open concept on the main with kitchen, dining and living room, 3 bedrooms and 2 full bathrooms on the second floor, with an astounding view to below to the main floor. The basement is partially finished, leaving you to finish the space to whatever your heart desires. This home has it all, keeping you cool in the summers with air conditioning to keeping your vehicle warm in the heated garage for those morning commutes in the winter months. Conveniently located, just across from a playground, only a brief walk to Mother Teresa school, and just a short drive to the indoor pool, sports centre and arena, this is the ideal location for the active family!