



GRASSROOTS
REALTY GROUP

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7122 90 Street
Grande Prairie, Alberta

MLS # A2143219



\$389,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, GDO

Welcome to the perfect family home located in the family-friendly Countryside North subdivision! This beautiful corner lot home with no rear neighbors is close to schools, parks, shopping, bike trails, and more, offering the ideal location for an active family lifestyle. With stunning curb appeal and stone accents, this home is a true gem. The exterior boasts a beautifully landscaped yard and a two-tier deck, perfect for kids and pets to enjoy. The 20 x 24 heated garage provides ample space for vehicles and projects. Inside, the home features a sunken living room, a large dining room, and a spacious kitchen with an abundance of cabinets. The front living room's large windows pour south sunlight throughout the main space, complemented by a cozy gas fireplace. The kitchen shines with beautiful tile and stainless appliances. The main level includes three bedrooms, with the large master bedroom offering a walk-in closet and a 4-piece ensuite. The nearly fully developed basement features tall ceilings, a large rec room, one spacious bedroom, and a bathroom that just needs the shower surround to be complete. Additionally, the large laundry room and amazing storage space with tall ceilings under the sunken living room add to the home's practicality. Come and view this beautiful home today & it won't last long!