



GRASSROOTS
REALTY GROUP

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7402 91 Street
Grande Prairie, Alberta

MLS # A2145050



\$350,000

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,532 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

Your Dream home awaits, nestled in a serene neighborhood, directly across from a charming park! This adorable 2-story residence offers 1,532 square feet of spacious living space, perfect for modern family living. As you step inside, you'll immediately notice the airy and inviting entry way leading into a well designed open floorplan, adorned with updated Pinterest-inspired touches throughout. The living room comes complete with large windows, a gas fireplace to keep you cozy year round, and air conditioning to keep you comfortable in the summer months. The kitchen features elegant wood cabinets, a convenient corner pantry, and plenty of counter space, making meal preparation a joy. The main floor also boasts a thoughtfully designed half bath, ensuring convenience for guests. Upstairs, 3 generously sized bedrooms await, including a master bedroom complete with a full ensuite bathroom and walk in closet. An additional full bathroom caters to the needs of the rest of the household. Downstairs, the partially finished basement awaits your personal touch—it's already set up with a spacious living area, laundry room and bedroom. With only flooring and a bathroom needed to complete this additional living space, it is perfect for expanding your home's potential. Outside, the property offers a well-maintained yard, providing ample space for outdoor activities and entertaining. The park just across the street offers a picturesque view and additional recreational opportunities Conveniently located close to schools, this residence is ideal for families seeking a vibrant community environment. Don't miss the chance to own this turnkey home that seamlessly blends comfort, style, and practicality. Schedule your showing today and envision yourself living in this beautiful space!

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