



**GRASSROOTS**  
REALTY GROUP

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**6225 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2146552**



**\$329,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Private, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	See Remarks		

Welcome to this beautifully developed bi-level, perfectly situated for easy access to a nearby park and playground. From the moment you step onto the covered porch and into the sunken entry, you'll feel right at home. The main living area boasts an open concept design with a vaulted ceiling that enhances the spacious feel of the kitchen, dining, and living areas. The kitchen is a cook's dream, offering ample cupboards and counters, along with a convenient corner pantry. The dining area comfortably accommodates a generous-sized table and provides direct access to the deck and backyard. The living room is flooded with natural light from its many windows, offering stunning views of the surrounding greenery and the luxury of no neighbors across the road. The main floor includes a master bedroom complete with a spacious 3-piece ensuite and plenty of closet space. The second bedroom is also roomy with abundant closet space. A full bathroom with a large soaker tub completes the main floor. Downstairs, the lower level features a large family room with a cozy wood-burning fireplace, a wet bar, and a designated toy or games area. An additional good-sized bedroom with a large closet, another full bathroom, and a laundry room provide ample space for all your needs. Outside, enjoy the nice deck, spacious backyard with a fire pit area, and a storage shed. This gem is a must-see! Don't miss out on this fantastic opportunity to own a home with so much to offer. Listing agent is related to sellers.