



7450 91 Street
Grande Prairie, Alberta

MLS # A2159111



\$524,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,891 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

A stunning 2-storey offering an exquisite blend of modern luxury and homely comfort, designed to cater to those seeking an upgrade for their growing family. Upon arrival, the home's striking curb appeal sets the tone for what awaits within. Step through the front door and find yourself in a welcoming entryway, complete with an open closet and a built-in bench, ideal for those busy mornings. The main living space is a testament to modern elegance, boasting sleek tiled flooring, lustrous quartz countertops, a grand island centerpiece, gas stove, and a spacious dining area – all perfect for entertaining guests or enjoying family dinners. Relax in the cozy living room, where a stylish gas fireplace feature wall creates a warm and inviting atmosphere. Convenience is key, with a well-situated main floor bathroom and a laundry room off the garage. Ascend to the upper level to discover the impressive bonus room above the garage, offering high ceilings and endless potential for any kind of space. Privacy awaits as you venture to the bedrooms, where you'll enjoy the master suite, complete with a walk-in closet and 5-piece ensuite. Two additional well-appointed bedrooms ensure ample space for all. The lower level of this home is a revelation, mirroring the stylish aesthetics of the floors above, with an additional living room featuring an electric fireplace, a spare bedroom, the perfect office space, a full bathroom, and extra storage solutions. Not to be overlooked is the fully finished, heated garage with durable epoxy flooring, creating an extension of the living space. Step outside to the transformed backyard, a private oasis with a deck, moody lighting, hot tub, gravel/brick firepit area and dedicated dog run, all complemented by lush greenery. Custom window blinds and central A/C to ensure year-round comfort. Located within a peaceful loop with no through traffic and opposite

a delightful children's park, this home's location is as perfect as its features. If you're searching for a move-in ready family upgrade, look no further than this gem, a must-see that ticks all the boxes for the discerning buyer.