

**7458 91 Street  
Grande Prairie, Alberta**

**MLS # A2227337**



**\$449,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings Garage Door Opener & Controls

Welcome to this beautifully maintained bi-level home in the family-oriented community of Countryside North, perfectly located right across from a playground—ideal for kids and outdoor fun. Offering a thoughtful layout and a double attached garage, this fully developed home provides both functionality and comfort. The bright main level features an inviting living space centred around a feature stone wall with gas fireplace, a well-appointed kitchen complete with stunning dark cabinetry, stainless steel appliances, corner pantry plus a central island providing extra storage space & seating. The dining area can easily accommodate a larger table with backyard access that’s perfect for family meals or entertaining guests. Your main level hosts two great sized bedrooms and a full bathroom while the spacious primary bedroom is located above the garage offering a private retreat with a walk-in closet and a 3-piece ensuite. The fully finished basement adds valuable living space with a secondary living room, two more bedrooms and a full bathroom. The fully fenced and landscaped backyard provides a private oasis with gorgeous curbing, trees, and no rear neighbours. With a great location, room to grow, and a warm, welcoming feel, this home checks all the boxes for modern family living. Book your showing today!