

**6602 89 Street
Grande Prairie, Alberta**

MLS # A2250100



\$369,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,530 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: All light fixtures, all window coverings

Welcome to this beautifully maintained 4-level split home located in a highly sought-after neighborhood close to paved walking paths and a pond. Offering thoughtful design and plenty of space for the whole family, this fully developed property combines comfort, functionality, and style. The main level features a bright and open layout, highlighted by a well-appointed kitchen with rich dark cabinetry, modern stainless-steel appliances, and plenty of counter space. The adjoining dining area flows seamlessly from the kitchen, creating a warm and welcoming space that's perfect for both everyday living and entertaining plus there is access to the side deck! The living area is filled with natural light and would make a perfect formal living area. Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, along with an additional bedroom and full bathroom. The third level offers a massive second living area with direct access to the backyard, providing a perfect setting for family movie nights or casual gatherings. On the lower level, you'll find another generously sized bedroom and a large 3-piece bathroom combined with laundry. Step outside and enjoy the beautifully landscaped backyard oasis, complete with a large storage shed (16 feet by 12 feet), trees, and plenty of room for kids, pets, or summer barbecues. Located in a great neighborhood close to schools, parks, and amenities, this home is the complete package and is ready to welcome its next owners! Call your Real Estate agent today & schedule your viewing!