

**5810 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2307567**

**\$592,900**



|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Summerside  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,688 sq.ft.  | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.11 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Landscaped, No Neighbours Behind |               |                  |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Tile, Vinyl Plank         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed, Stucco, Wood Frame | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** (Basement)Refrigerator, , Electric Range Refrigerator, Dishwasher, Washer /Dryer , Shed

Welcome to this stunning custom 2-storey home in desirable Summerside featuring a LEGAL WALKOUT BASEMENT SUITE! From the moment you arrive, you'll notice the impressive modern curb appeal with beautiful stucco exterior, stone accents, oversized driveway, and double attached garage. Step inside to a bright spacious foyer showcasing elegant tile and vinyl flooring along with stylish staircase railings. The main floor offers a modern open concept layout designed for comfortable living and entertaining. Enjoy tile and vinyl flooring throughout, a sleek electric fireplace feature wall, large windows bringing in tons of natural light, and a dream kitchen that truly stands out. Kitchen hosts quartz countertops, oversized island with sink, upgraded cabinetry to the ceiling, stainless steel appliances including gas stove, tile backsplash, under cabinet lighting, pantry space, and plenty of room to gather. Dining area overlooks the backyard with access to the upper deck. Main floor also features a bedroom and full bathroom, perfect for guests or extended family. Upstairs you will find spacious bedrooms including a luxurious primary retreat with large walk-in closet and spa inspired ensuite featuring double sinks, custom tiled shower, and relaxing jetted tub. Two additional bedrooms are a great size along with another full bathroom. For added convenience, there is stacked laundry upstairs. The FULLY FINISHED LEGAL WALKOUT BASEMENT SUITE adds incredible value and flexibility with its own kitchen, 2 bedrooms, full bathroom, separate laundry, bright living space, and private access to the backyard. Perfect for extended family, guests, or an excellent mortgage helper. Additional features include separate furnaces for upstairs and basement, gas heater in garage, heated floors in kitchen and main floor bathroom, storage shed, fully fenced backyard, upper deck,

lower patio area, and backing onto nature with no rear neighbours. Located close to schools, parks, trails, and amenities, this home truly has it all and is sure to please.