



**GRASSROOTS**  
REALTY GROUP

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7305 88 Street  
Grande Prairie, Alberta

MLS # A2255323



**\$479,900**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Countryside North                                        |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | 2 Storey                                                 |        |                   |
| Size:     | 1,649 sq.ft.                                             | Age:   | 2014 (11 yrs old) |
| Beds:     | 4                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Parking Pad                      |        |                   |
| Lot Size: | 0.10 Acre                                                |        |                   |
| Lot Feat: | Back Yard, City Lot, Irregular Lot, No Neighbours Behind |        |                   |

|             |                                                                              |            |    |
|-------------|------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                   | Water:     | -  |
| Floors:     | Laminate, Tile                                                               | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                              | Condo Fee: | -  |
| Basement:   | Finished, Full                                                               | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                                                     | Zoning:    | RS |
| Foundation: | Poured Concrete                                                              | Utilities: | -  |
| Features:   | Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Vaulted Ceiling(s) |            |    |

**Inclusions:** freezer in basement, refrigerator, dishwasher, stove, washer, dryer, window coverings, fridge in garage

This 2014 two-storey in Countryside North is ready for its new owners and offers the perfect blend of open space, natural light, and privacy with no rear neighbours. From the moment you walk in, you're welcomed by an open-concept dining area with large windows, and a kitchen with quartz counters and plenty of cupboard space. Step out onto your back deck, where you can enjoy peaceful views of your yard and the fields beyond. The main level also features a convenient half bath with laundry, plenty of storage, and access to your heated double attached garage. Upstairs, you'll love the bright bonus room with vaulted ceilings, tall windows, and a cozy gas fireplace which is the perfect spot to relax. Down the hall are three bedrooms, including your spacious primary retreat with walk-in closet and 4-piece ensuite complete with a jetted soaker tub and separate shower. An additional 4-piece bathroom completes this level. The fully developed basement offers even more living space with a family room, fourth bedroom, another 4-piece bathroom, and ample storage. This home features central air, as well as tile and laminate flooring throughout. Located within walking distance to Mother Teresa Catholic School with nearby parks and playgrounds, this quiet neighbourhood is a wonderful place to call home. Reach out to your realtor today! \*Virtual tour available\*