



**7322 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2297840**



**\$405,000**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,445 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Gazebo, Low Maintenance Landscape, No N		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry		

**Inclusions:** Gazebo, A/C

Beautifully maintained two-storey home set in a prime location directly across from a park on Grande Prairie's south side, offering the perfect blend of comfort, style, and everyday convenience. This inviting home features an open-concept main floor highlighted by hardwood flooring, large windows that fill the space with natural light, and a cozy gas fireplace that anchors the living room, while central A/C keeps things cool and comfortable through the summer months. The kitchen offers a great layout with a pantry, newer stainless steel appliances, and rich cabinetry that flows seamlessly into the dining area. Recent improvements throughout the home include new tile flooring, fresh paint, updated light fixtures, new carpet, a new sump pump, and a newly built deck, along with low-maintenance astro turf in the backyard creating a clean, functional outdoor space. A convenient two-piece powder room completes the main level, while upstairs you'll find three bedrooms including a spacious primary with ensuite featuring a soaker tub and separate shower, plus an additional full bathroom. The fully finished basement adds valuable living space with a den, storage/flex room, laundry area, and a roughed-in bathroom offering great potential for future completion. Located close to schools, the Eastlink Centre, walking trails, and major routes for easy commuting, this well-cared-for home truly needs to be seen in person to be fully appreciated. Book your showing today!