



**7110 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2312098**



**\$539,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Countryside North      |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,430 sq.ft.           | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, 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>   | Vinyl Siding   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Pantry |                   |    |

**Inclusions:** None

Beautiful updated bi-level located in desirable Countryside North! This spacious home offers 5 bedrooms and 3 full bathrooms with an open-concept layout, high ceilings and a bright welcoming feel throughout. The main floor features new flooring, a large kitchen with an island, plenty of cabinet space and a functional layout perfect for families or entertaining. The basement includes new carpet and additional living space with generously sized bedrooms. Many updates have already been completed for peace of mind, including a new roof (October 2025), furnace and hot water tank replaced in 2020, washer and dryer only 2 years old, and all bathrooms beautifully renovated last summer. The home has also been freshly painted, making it move-in ready. Don't miss out on this opportunity to own a well-maintained home in a great neighborhood! Book your showing today!