



**GRASSROOTS**  
REALTY GROUP

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7438 91 Street  
Grande Prairie, Alberta

MLS # A2320756



**\$519,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours		

<b>Heating:</b>	Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Ceramic 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, Wood Frame	<b>Zoning:</b>	RS Small Lot Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained two-storey home in the highly sought-after neighbourhood of Countryside North. Ideally located directly across from a park and just minutes from schools, walking trails, and amenities, this home offers the perfect setting for family living. Featuring 3 bedrooms, 2.5 bathrooms, and over 1,800 sq ft of living space, the open-concept main floor showcases granite countertops, stainless steel appliances, a gas fireplace, and convenient main floor laundry. Upstairs, the spacious primary suite offers vaulted ceilings, a walk-in closet, and a stunning ensuite complete with a soaker tub, tiled shower, and double vanity. Recent updates include fresh paint throughout (February 2026), new washing machine (March 2026), new stove (March 2026), and new range hood (June 2026), providing added value and peace of mind for the next owner. Offering room to grow, the unfinished basement awaits your personal touch. Thoughtful extras including central air conditioning, a two-tier deck with exterior gas line, and an attached double garage wired with a 240V outlet further enhance this exceptional property. Pride of ownership is evident throughout this move-in-ready home in one of Grande Prairie's most desirable family neighbourhoods. Don't miss your opportunity to make it yours!