



**7406 91 Street
Grande Prairie, Alberta**

MLS # A2321531



\$430,000

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Owned, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Pantry, Primary Downstairs, Storage, Sump Pump(s)		

Inclusions: Gazebo

Experience comfort, functionality, convenience and a splash of elegance in this fully developed 2 storey home in Countryside North:) The property is located within a walking distance to Mother Teresa Catholic School in a loop cul-de-sac with a park and playground right in the center. This recently updated and very well maintained home offers plenty of outdoor space with easy maintenance landscaping, full fencing, front porch and deck in the backyard. Move in this summer and you will enjoy sunny mornings with a coffee on the covered entrance deck and relax in the afternoon with all the mid day/ evening Sun in the backyard. When stepping inside, you will be amazed by a well thought out layout including 3 bedrooms, 3.5 (!!!) bathrooms and a bonus jetted tub in the basement making it an ideal opportunity to turn the basement area into a luxurious primary suite leaving all 3 bedrooms upstairs available to kids or guests. All upstairs bedrooms are very generous in size with plenty of light and storage space. On the main floor, a gas fireplace brings a cosy feel to the living room on a chilly day while modern kitchen hosts a generous amount of cabinetry, newer stainless appliances and a walk-in pantry Recent upgrades include a new furnace (2023), new hot water tank (2023), recent paint, new dishwasher (2025) and a gazebo (2024). Minutes away from Eastlink recreational centre, shopping districts and beautiful walking trails this home has a lot to offer. Stop scrolling, start packing and make it yours today.