



GRASSROOTS
REALTY GROUP

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7321 88 Street
Grande Prairie, Alberta

MLS # A2349908



\$569,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	ICF Block	Utilities:	-
Features:	Bar, Central Vacuum, Chandelier, Crown Molding, Double Vanity, High Ceilings, Kitchen Island		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE RANGEHOOD, WASHER, DRYER, CENTRAL VAC, 1 GDO, A/C, WINDOW COVERINGS, HOT TUB, TV MOUNTS, THEATRE SEATS, SHELVES & RACKS ON GARAGE WALLS.

STOP! This is the house you've been waiting for! Ideal 2-storey floor plan for all your wants & needs. Walk through the main door to soaring ceilings, beautiful finishes and practical everyday function. Right off the entrance, you have a HUGE main-floor laundry room, half bathroom and then the hub of the home: open-concept living and kitchen. Gorgeous gas fireplace and big east-facing windows. The kitchen has a grand island to host all your family cooking and a perfect entertaining setup. Off the dining area, walk out onto a gorgeous covered deck with a HOT TUB! Under-deck storage also complements the backyard, which is impeccably landscaped and has a concrete BBQ pad; there is no work needed here. Upstairs boasts 3 large bedrooms, one being the primary suite with a spacious ensuite, double vanity, corner tub, and walk-in closet. Downstairs is the perfect hang-out; vintage theatre seats and the projector wall that's been custom painted, so no bulky screen required. And gentlemen, the corner wet bar comes with a keg fridge! There is also plenty of storage, a 4th bedroom and a full bathroom to complete this lower floor. The location is also amazing, walking distance to school and a short drive to the new Resources Landing retail development. Call a Realtor today before this home is gone!