

**7325 88 Street  
Grande Prairie, Alberta**

**MLS # A2175699**



**\$499,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Countryside North  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 1,423 sq.ft.   | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gazebo, Front Yard, Lawn, No Neighbours Behind, Landscaped, F |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage |                   |    |

**Inclusions:** Window Coverings

Quick possession available on this home that has all the bells and whistles! Including heated attached double car garage, central air conditioning, covered deck with hot tub, and 110 inch projector screen in basement great for movie night! The definition of Immaculate is this fully developed 5 BED 3 Bath home situated on a quiet street in desired Country Side North With NO REAR NEIGHBOURS! Conveniently located with in walking distance to Mother Theresa School. Spacious entry way welcomes you , head up a few stairs to the main level which boasts open concept between the kitchen, dining and living room. Kitchen hosts granite counter tops, ample cabinet + counter space and must have corner pantry. Dining room allows for a table of any shape or size for all occasions. Living room is complimented by vaulted ceilings and large front window allowing natural light in all day long. Remainder of main floor is made up of master bedroom with full en-suite and another full bathroom. Two good sized bedrooms are up a few stairs above the garage. Heading to the finished basement you will find a grand second living room , full bathroom, and two more bedrooms. Back yard is fully fenced, covered two tier deck giving you that privacy we all long for, also lawn irrigation and under the deck storage. Heated double car attached fully finished with wet bar perfect for extra entertaining space, but easily converted back to parking space. Several updates have been done on this home in the last few years including adding central air, new hot water tank, new high efficiency furnace, and covered back deck with pot lightening. Book your viewing today as this home will be sure to please.