

**7105 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2174144**



**\$449,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stone, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Jetted Tub, Kitchen Island, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** 3 TV Wall Mounts, Garage Heater, Window Blinds, 3 Shelves in Dining Room, Wall Mount for Sound Bar, Shelves in Bonus Room, Strip Lighting in Office, Shelving in Garage, Shelf in Furnace Room

This wonderful fully developed home in Countryside North shows GREAT!!!! The main level features an amazing kitchen with espresso cabinets, stainless steel appliances, tile backsplash, lots of cabinets for storage, and an island with an eating bar, as well as a chalkboard / magnetic wall!! It is open to the dining area and the living room. Also on the main floor is a half bath and laundry area. The second floor features a large bonus room c/w a gas fireplace ; as well as a full bathroom and 3 bedrooms, the master with a large ensuite featuring a corner jetted tub and a separate shower and a large walk in closet. Central air conditioning was installed this year and a new hot water on demand was installed last year .The basement is fully developed with a family room, another full bathroom, and a 4th bedroom (currently being used as an office), as well as a 2nd set of hook ups for laundry.. Garage is finished and heated. Back yard is fenced and landscaped with access to walking trails. The back deck is huge and has gravel under for storage. RV parking on the south side of the garage!!