



7314 91 Street
Grande Prairie, Alberta

MLS # A2188399



\$341,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,531 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, No Neighbours Behind, Landscaped, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Existing Blinds & Window Coverings, TV + TV Mount, Built-In Shelving In Basement, Basement Flooring.

Welcome to your dream home in the coveted neighborhood of Countryside North—where charm meets modern comfort and every detail is designed to impress. This stunning two-story gem is nestled on a private, quiet street that ends in a lovely green space complete with a playground. Bonus: It's just a few blocks from an elementary school, making those busy mornings a breeze! From the curb, the picture-perfect front veranda oozes character while doubling as a cozy spot to relax or a place to stack your amazon packages without getting rain/snowed on. Out front, you'll find a double cement driveway for stress-free unloading of groceries(especially those monthly Costco trips), hockey gear, or life's many essentials. There's also side access to the backyard—perfect for getting the lawn mower back there with ease. Step inside, and the spacious entranceway greets you with tiled flooring, a double coat closet, and enough space for a bench or a stylish storage nook. It's a warm, welcoming first impression. Speaking of impressions, the living room will leave you breathless with its gorgeous hardwood floors, gas fireplace with a classic mantle, and room to entertain or curl up for cozy nights in. The dining room is equally enchanting, featuring more hardwood flooring, oversized patio doors that bathe the space in sunlight, and access to the massive west-facing deck—perfect for sunset BBQs or soaking up that glorious afternoon sun. The fenced backyard with no rear neighbors offers privacy galore and space for kids, pets, or your outdoor oasis dreams. The kitchen? Oh, it's a showstopper. It features gleaming white cabinets, a raised eating bar, corner pantry, tile backsplash, and sleek stainless steel appliances. This kitchen doesn't just serve up meals; it serves up style, functionality, and a whole lot of heart. And

Let's not forget the main-level half bath—a lifesaver when guests are over or when you just don't feel like running upstairs. Speaking of upstairs, this home boasts three generously-sized bedrooms, including a palatial master suite that will make you feel like royalty. The master bedroom features an enormous ensuite bathroom and a walk-in closet so spacious, it could double as a dressing room. The thoughtful layout ensures the bedrooms are tucked away from the hustle and bustle of the main floor—ideal for families with little ones or anyone who cherishes peace and quiet. Every inch of this 1531-square-foot home is brimming with thoughtful details, from the consistent finishing touches in the bathrooms to its meticulous maintenance by the original owner. With Grande Prairie's low inventory and high demand, this beauty won't last long! Don't wait—call your realtor today and book your private showing before this dream home becomes someone else's reality.