

7438 91 Street
Grande Prairie, Alberta

MLS # A2320756



\$519,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,825 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, No Neighbours		

Heating:	Geothermal	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this beautifully maintained two-storey home in the highly sought-after neighbourhood of Countryside North. Ideally located directly across from a park and just minutes from schools, walking trails, and amenities, this home offers the perfect setting for family living. Featuring 3 bedrooms, 2.5 bathrooms, and over 1,800 sq ft of living space, the open-concept main floor showcases granite countertops, stainless steel appliances, a gas fireplace, and convenient main floor laundry. Upstairs, the spacious primary suite offers vaulted ceilings, a walk-in closet, and a stunning ensuite complete with a soaker tub, tiled shower, and double vanity. Recent updates include fresh paint throughout (February 2026), new washing machine (March 2026), new stove (March 2026), and new range hood (June 2026), providing added value and peace of mind for the next owner. Offering room to grow, the unfinished basement awaits your personal touch. Thoughtful extras including central air conditioning, a two-tier deck with exterior gas line, and an attached double garage wired with a 240V outlet further enhance this exceptional property. Pride of ownership is evident throughout this move-in-ready home in one of Grande Prairie's most desirable family neighbourhoods. Don't miss your opportunity to make it yours!