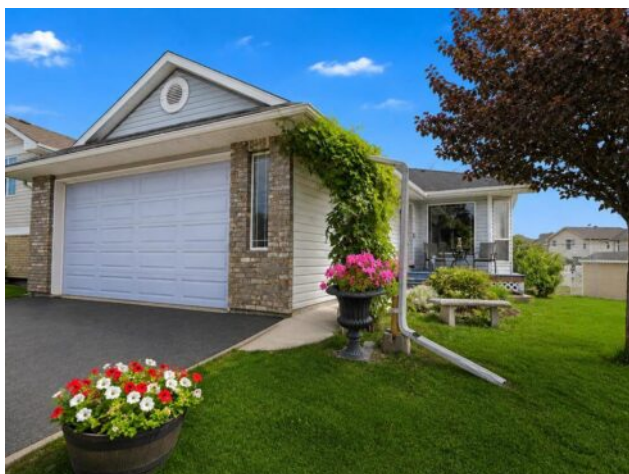


6029 89 Street
Grande Prairie, Alberta

MLS # A2333193



\$469,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,111 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Hot Tub + Cover, Shed, Existing Blinds, Garage Heater, Play Centre, Solar Panels, Gazebo Structure, Firepit, Electric Fireplace, Wood Attached Garage Shelving, Garage Door Opener.

Don't let the MLS square footage fool you - this fully finished 4-level split offers over 1,900 sqft of total usable living space across 4 levels(1,111 sqft RMS above grade)! Exceptional curb appeal immediately captures your attention with vibrant landscaping, colourful flower beds, and a warm, inviting exterior. Tucked away on a quiet loop in the highly sought after Countryside South neighbourhood, this outstanding family home enjoys a peaceful setting just steps from scenic walking trails, parks, and playgrounds. Inside, you'll be greeted by soaring vaulted ceilings and an abundance of natural light that enhances the home's modern, light and bright colour palette. The spacious kitchen is designed with both everyday living and entertaining in mind, showcasing an impressive amount of countertop space, a large island, generous pantry, and seamless flow into the dining and living areas. Upstairs, the oversized primary retreat offers plenty of room to unwind, complete with abundant closet space and a private 3-piece ensuite. This home may easily be converted to 3 bedrooms on upper level by simply adding a wall. Therefore would make it a 5 bedroom house with an office while still having two separate living rooms. The third level is warm and inviting, featuring a striking fireplace, an additional bedroom, a full 4-piece bathroom, and convenient walk out access directly onto the second tier of the expansive backyard deck. The fully developed fourth level provides another spacious bedroom, excellent storage, and a functional laundry room complete with a large utility sink. Significant upgrades completed in 2023 include a high-efficiency furnace, hot water on demand system, and energy-saving solar panels, offering peace of mind and improved long-term efficiency. The fully finished and heated garage is perfect for Alberta winters, while the rear double gates provide rear alley

access, making it easy to securely store a camper, trailer, or recreational toys in the off-season. The backyard is truly the showpiece of this property. An incredible outdoor oasis that's been meticulously designed for both relaxation and entertaining. Enjoy an enormous multi level deck complete with a dedicated hot tub area, covered gazebo spanning the upper deck, convenient stair access to the yard and dog run, a charming stone walkway leading to a cozy fire pit, beautifully manicured gardens, a storage shed, ample space for children to play, room for pets to roam, and even the opportunity to create your dream garden. Backing onto an easement rather than directly onto neighbouring homes provides an added sense of privacy that's hard to find. Combining extensive updates, incredible outdoor living, thoughtful functionality, and an unbeatable family-friendly location, this is the complete package and a home you'll be proud to call your own.