

7210 89 Street  
Grande Prairie, Alberta

MLS # A2254922



## \$439,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Countryside North      |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,189 sq.ft.           | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | Street Lighting        |               |                   |

|                    |                  |                   |    |
|--------------------|------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame       | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks      |                   |    |

**Inclusions:** na

Beautifully situated across from a park in sought-after Countryside North, this 5 bedroom, 3 bathroom bi-level is the perfect family home. The bright and spacious layout offers plenty of room to grow, while the fully finished basement adds extra living space for entertaining or relaxing. Upstairs has a nice vaulted living space with a an amazing kitchen featuring black appliances. The Master Bedroom upstairs has a nice walk in closet with a 4 piece ensuite. Outside, you'll love the large backyard—ideal for kids, pets, and summer gatherings—as well as the convenience of a double attached garage. With parks, schools, and trails nearby, this home combines comfort, space, and location in one amazing package.