

6302 87A Street  
Grande Prairie, Alberta

MLS # A2246728



# \$479,900

|           |                            |        |                   |
|-----------|----------------------------|--------|-------------------|
| Division: | Summerside                 |        |                   |
| Type:     | Residential/House          |        |                   |
| Style:    | Modified Bi-Level          |        |                   |
| Size:     | 1,492 sq.ft.               | Age:   | 2005 (20 yrs old) |
| Beds:     | 5                          | Baths: | 3                 |
| Garage:   | Double Garage Attached     |        |                   |
| Lot Size: | 0.14 Acre                  |        |                   |
| Lot Feat: | Landscaped, Pie Shaped Lot |        |                   |

|             |                                                                                   |            |    |
|-------------|-----------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                        | Water:     | -  |
| Floors:     | Carpet, Laminate, Tile                                                            | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | -  |
| Basement:   | Finished, Full, Walk-Out To Grade                                                 | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding                                                               | Zoning:    | RS |
| Foundation: | Poured Concrete                                                                   | Utilities: | -  |
| Features:   | High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |            |    |

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this exquisite modified bi-level, where timeless elegance meets modern comfort. A grand tiled entryway with soaring ceilings and pillars sets the tone, leading into a spacious living room adorned with a large picture window, rich natural light, and a refined fireplace that anchors the space. The dining area offers plenty of space for a large table while providing effortless access to the back deck, perfect for entertaining! The kitchen is a chef's delight, featuring dark cabinetry, stainless steel appliances, a walk-in pantry, and a layout that blends form and function. The main-floor primary suite is a private retreat easily accommodating a king size bed, complete with a generous walk-in closet and a luxurious 4-piece ensuite. Upstairs, two additional bedrooms and a full bath provide ample space for family or guests. The fully developed walk-out basement boasts in-floor heating, two more bedrooms, a full bathroom, and a dedicated laundry space with sink, all designed with both comfort and style in mind. Outdoors, backing onto a paved walking trail, the beautifully landscaped pie-shaped yard is fully fenced and features professional rock work, mature trees, and irrigation for easy maintenance. Completing this home is a finished double garage with one extended bay and hot/cold taps, an ideal blend of utility and functionality. Don't wait, book your showing today!