

**6602 89 Street**  
**Grande Prairie, Alberta**

**MLS # A2250100**



**\$369,900**

|                  |                      |               |                   |
|------------------|----------------------|---------------|-------------------|
| <b>Division:</b> | Countryside South    |               |                   |
| <b>Type:</b>     | Residential/House    |               |                   |
| <b>Style:</b>    | 4 Level Split        |               |                   |
| <b>Size:</b>     | 1,530 sq.ft.         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Off Street |               |                   |
| <b>Lot Size:</b> | 0.10 Acre            |               |                   |
| <b>Lot Feat:</b> | Back Yard            |               |                   |

|                    |                           |                   |    |
|--------------------|---------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Tile            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding              | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Pantry, Walk-In Closet(s) |                   |    |

**Inclusions:** All light fixtures, all window coverings

Welcome to this beautifully maintained 4-level split home located in a highly sought-after neighborhood close to paved walking paths and a pond. Offering thoughtful design and plenty of space for the whole family, this fully developed property combines comfort, functionality, and style. The main level features a bright and open layout, highlighted by a well-appointed kitchen with rich dark cabinetry, modern stainless-steel appliances, and plenty of counter space. The adjoining dining area flows seamlessly from the kitchen, creating a warm and welcoming space that's perfect for both everyday living and entertaining plus there is access to the side deck! The living area is filled with natural light and would make a perfect formal living area. Upstairs, you'll find a spacious primary suite complete with a walk-in closet and private ensuite, along with an additional bedroom and full bathroom. The third level offers a massive second living area with direct access to the backyard, providing a perfect setting for family movie nights or casual gatherings. On the lower level, you'll find another generously sized bedroom and a large 3-piece bathroom combined with laundry. Step outside and enjoy the beautifully landscaped backyard oasis, complete with a large storage shed ( 16 feet by 12 feet), trees, and plenty of room for kids, pets, or summer barbecues. Located in a great neighborhood close to schools, parks, and amenities, this home is the complete package and is ready to welcome its next owners! Call your Real Estate agent today & schedule your viewing!