

**6302 87A Street**  
**Grande Prairie, Alberta**

**MLS # A2246728**



**\$479,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!