

# \$420,000 - 7017 90 Street, Grande Prairie

MLS® #A2235283

**\$420,000**

2 Bedroom, 2.00 Bathroom, 1,400 sqft

Residential on 0.12 Acres

Countryside North, Grande Prairie, Alberta

No neighbours behind plus greenspace with playground on the one side, make this one-owner, clean & well cared-for bungalow a true gem!

Cute front curb appeal will sweetly draw you in to the home's interior, beginning with the spacious, quarry tile foyer, allowing you to comfortably greet & send off all your guests. Laundry room is just to the side, which also then lets you to carry on into the attached, double garage.

Up a few stairs and you immediately notice the intriguing floor plan, detailed wall features, vaulted ceilings and lovely engineered hardwood flooring.

Head past the second bedroom that would make for an excellent home office or home-based business and the formal dining area, for those extra special occasions. From there to the open layout of the kitchen and dining area for daily meals with doors leading to back deck, and then the great room at the rear of the home, with its gas fireplace & abundant windows providing generous amounts of natural light to the space.

Kitchen has Templeton maple toffee cabinets, attractive tile backsplash, eat-up island with the double sinks, & corner pantry.

Finishing the level is the main bathroom, hall closet and primary bedroom with walk-in closet & ensuite with luxurious corner jetted tub & separate shower.

Big windows are in the undeveloped basement, which is just eagerly awaiting you



and your imagination to complete.

Striking & very private backyard will be your personal oasis with its black chain link fencing, assorted varieties of mature trees, bushes & perennials, side radial patterned brick patio & garden areas.

Too hot outside? Step inside. Life's a breeze with the home's air conditioning. Property is located close to Mother Theresa school and easy access to both the City's south & west ends.

Very active housing market in Grande Prairie currently so get moving and don't pass this one by! Contact a REALTOR® today for more details or to view! Take the 3D Tour, too :)

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235283    |
| Price          | \$420,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,400       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7017 90 Street    |
| Subdivision | Countryside North |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8X 0C1           |

## Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                                                  |
| Parking        | Double Garage Attached                                                                             |
| # of Garages   | 2                                                                                                  |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer        |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | Central Air                                                    |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Gas, Great Room                                                |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

## Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                        |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, See Remarks, Many Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                                     |
| Construction      | Wood Frame                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 33              |
| Zoning         | RS              |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.