

**6625 87B Street**  
**Grande Prairie, Alberta**

**MLS # A2157006**



**\$438,700**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, R		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Pantry, Stone Counters		

**Inclusions:** N/A

Welcome to this modified bi-level home in the peaceful Countryside South! As you step inside, you're greeted by a spacious foyer with impressively tall ceilings, setting the tone for the rest of the home. Upstairs, the kitchen shines with thoughtfully updated countertops and backsplash from 2023, perfectly complementing the existing espresso cabinets and stainless steel appliances. Imagine preparing meals here, with the convenience of an eat-up bar and corner pantry, while the dining room's large window offers a lovely view of the backyard. The living room is an inviting space, ideal for relaxing or gathering with loved ones. Vaulted ceilings add an airy feel, and the gas fireplace, framed by a stone surround and wood mantel, creates a cozy focal point. Sunlight streams through the large window, highlighting the yard's natural beauty. Your primary bedroom is a peaceful retreat at the end of the day, complete with a walk-in closet and a 4-piece ensuite that provides both comfort and privacy. Two additional bedrooms and a bathroom on the main floor ensure everyone has their own space, whether it's for family, guests, or a home office. The finished basement offers a versatile haven—whether for movie nights, a game room, or a quiet space to work, the large family room adapts to your needs. Plus, there's an extra bedroom, providing flexibility for whatever you envision. Step outside to your covered porch deck, perfect for morning coffees or evening gatherings. The fenced yard, lined with trees and offering no rear neighbours, provides the privacy you crave. And for the practical side of things, the double garage with floor drains is a dream for any car enthusiast! Nestled in a community surrounded by parks, this home offers easy access to playgrounds and green spaces perfect for family outings. Plus, living here, you're just minutes

away from Bear Creek, where you'll find everything from dog parks to bike trails, volleyball courts, and baseball diamonds—great for those who love to stay active! Don't miss the opportunity to see this home—call your REALTOR® today to schedule a viewing!