

**6313 87 Street**  
**Grande Prairie, Alberta**

**MLS # A2171917**



**\$429,900**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer.

Looking for a Charming & Affordable family home? We got you covered! Welcome to 6313 87 street in Summerside Grande Prairie. This fantastic home is located on a quiet street with no rear neighbours. Walking into the front door you're greeted with a spacious study room that would be excellent for the home office or casual sitting area and a half bathroom for your convenience. Moving forward into the heart of the home you can't help but notice the open ceiling above the living room to the second storey with towering windows, and a custom brick veneer fireplace. The kitchen is bright with an open concept to the living room & dining room, excellent to entertain so you never feel left out hosting family and friends again. Some key features offer extended raised eating bar, corner pantry, SS appliances and large dining area. The upper level offers 3 good sized bedrooms, 2 bathrooms and laundry so no need to lug clothes all over the house. Lower level offers 1 bedroom and 1 bathroom with potential for a 5th bedroom. The backyard is a private setting with a large deck to enjoy the fall evenings. This home comes equipped with a heated double garage ready for winter. Call your Realtor today to book your showing.