

**5925 88 Street  
Grande Prairie, Alberta**

**MLS # A2133632**



## \$589,900

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Street Lighting		

<b>Heating:</b>	Central, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding, Stone, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** \$5000 Appliance Allowance, Pressure Treated Deck with Aluminum Rails & Stairs to the Yard, Garage Door Openers & Controls, 10 year Alberta New Home Warranty, one year Builder Warranty.

This brand-new home is almost complete and ready for you! Situated in a beautiful south side location with no rear neighbors, this property is nestled in a quiet loop surrounded by stunning homes, all featuring garages and stylish, modern finishes. The community's restrictive covenants help maintain home values, making it a great investment opportunity! From the moment you step inside, you'll notice the uniqueness of this home. The spacious entryway features soaring ceilings, ample room to move, and a large coat closet. The great room boasts a generously sized living area, highlighted by a beautiful feature wall and an electric fireplace framed by timeless shiplap. The kitchen is a chef's dream, with a large island that includes seating, quartz countertops, extra storage, and a farmhouse sink. Overhead, you'll find LED flush-mount pot lights, matching bar lights, and a stylish dining room fixture. The sleek white cabinetry, complete with soft-close doors and drawers, contrasts beautifully with matte black hardware. A standout feature is the hidden pantry, which opens to reveal extensive MDF shelving and additional storage—perfect for both food and small appliances. On the main floor, you'll find a convenient powder room, extra closet space, and access to the triple-car garage, which will be finished to paint and includes openers for both doors. Heading upstairs, the wide, open staircase is bathed in natural light. To the left is a spacious main bathroom with a large vanity, quartz countertop, extra storage, and a tub/shower combo. Two additional large bedrooms and a dedicated laundry room complete the upper floor. The primary suite is a true retreat, featuring a large window, coved ceilings, and a luxurious ensuite with a walk-in tiled shower, glass surround, private toilet room, dual vanities, and a large soaker tub. The walk-in closet offers

ample space for hanging clothes, folded items, and accessories. The basement, with its high ceilings and large windows, is ready for future development and is roughed in for a bathroom. This well-built home backs onto scenic walking paths that lead around Bickell's Pond, making it an ideal place for peaceful living. Don't miss your chance to see this special home!