

\$455,555 - 7305 88 Street, Grande Prairie

MLS® #A2255323

\$455,555

4 Bedroom, 4.00 Bathroom, 1,649 sqft

Residential on 0.10 Acres

Countryside North, Grande Prairie, Alberta

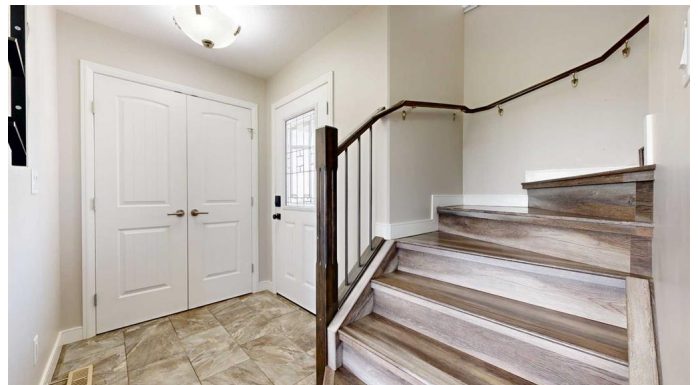
This 2014 two-storey in Countryside North is ready for its new owners and offers the perfect blend of open space, natural light, and privacy with no rear neighbours. From the moment you walk in, you're welcomed by an open-concept dining area with large windows, and a kitchen with quartz counters and plenty of cupboard space. Step out onto your back deck, where you can enjoy peaceful views of your yard and the fields beyond.

The main level also features a convenient half bath with laundry, plenty of storage, and access to your heated double attached garage.

Upstairs, you'll love the bright bonus room with vaulted ceilings, tall windows, and a cozy gas fireplace which is the perfect spot to relax. Down the hall are three bedrooms, including your spacious primary retreat with walk-in closet and 4-piece ensuite complete with a jetted soaker tub and separate shower. An additional 4-piece bathroom completes this level.

The fully developed basement offers even more living space with a family room, fourth bedroom, another 4-piece bathroom, and ample storage. This home features central air, as well as tile and laminate flooring throughout.

Located within walking distance to Mother



Teresa Catholic School with nearby parks and playgrounds, this quiet neighbourhood is a wonderful place to call home. Reach out to your realtor today! *Virtual tour available*

Built in 2014

Essential Information

MLS® #	A2255323
Price	\$455,555
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,649
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7305 88 Street
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0E5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Pantry, Quartz Counters, See Remarks, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Irregular Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	17
Zoning	RS

Listing Details

Listing Office	eXp Realty
----------------	------------

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.