

# \$489,900 - 6101 86b Street, Grande Prairie

MLS® #A2244145

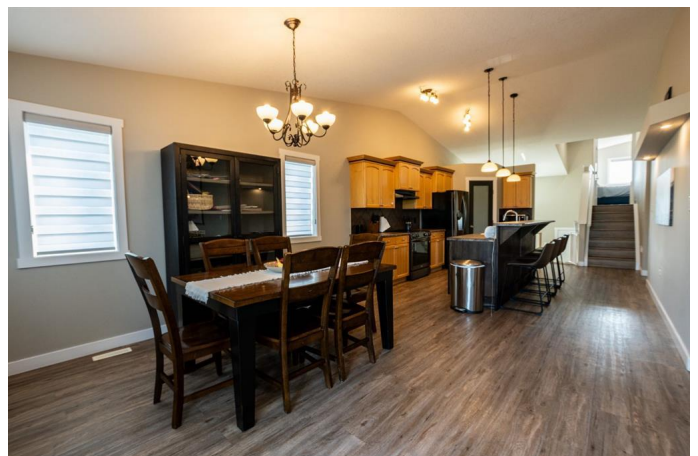
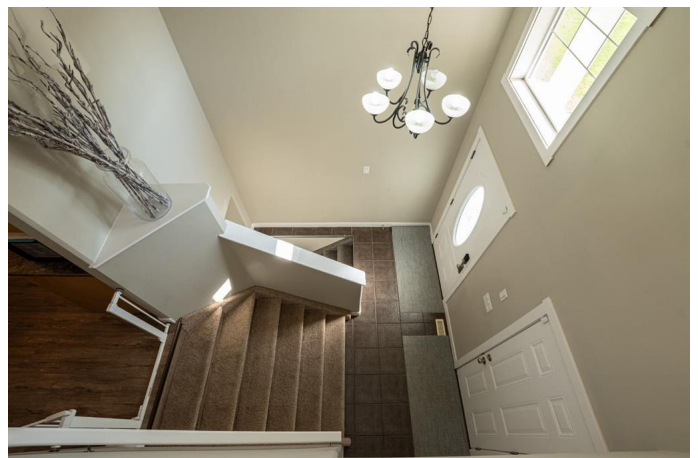
**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,380 sqft

Residential on 0.11 Acres

Summerside., Grande Prairie, Alberta

Experience comfort, style, and space in this beautifully developed modified bi-level, ideally situated on a quiet street in Summerside, complete with no rear neighbours, central air conditioning, and direct access to green space and scenic walking trails. With an easement on one side, this home offers both privacy and convenience in an unbeatable location. From the moment you step into the spacious, tiled front entry, you'll appreciate the thoughtful design, including direct access to the heated double garage and a welcoming layout that leads seamlessly upstairs or down. The main floor boasts an open-concept kitchen with a large centre island, corner pantry, and abundant cabinetry & counter space with newer appliances (Fridge, Stove, Dishwasher) replaced in 2022, perfect for daily living and entertaining. The generous dining area opens to a raised deck (rebuilt in 2020 to include new gas line, new railings and privacy wall) overlooking the fully fenced and landscaped backyard, a private retreat with no neighbours behind. The cozy living room features a gas fireplace and large windows, flooding the space with natural light. Two well-appointed bedrooms and a full bath complete the main level. The expansive primary suite is privately located above the garage and offers a walk-in closet and ensuite. Downstairs, the fully finished basement features a large second living space with new wet bar added in 2022, a dedicated home office, fourth bedroom, and a fully finished laundry room with a new washer



and dryer installed in 2021. Immaculately maintained and thoughtfully upgraded with paint and flooring in 2020, this home offers the perfect balance of elegance, functionality, and room to grow! Book your showing today!

Built in 2007

### Essential Information

MLS® #	A2244145
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,380
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	6101 86b Street
Subdivision	Summerside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2X2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings

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

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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