

6910 88A Street
Grande Prairie, Alberta

MLS # A2310163



\$339,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,502 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

PRIME LOCATION> Located directly across from a park in Countryside North, this well appointed home offers a great layout with stylish finishes and functional living spaces throughout. The spacious kitchen features a large island, pantry, and plenty of workspace, along with newer black stainless steel appliances and a black tile backsplash. The main floor also includes a versatile den or office that could easily serve as a fourth bedroom. Upstairs, the oversized primary suite offers a walk-in closet and a private ensuite with walk-in shower. A unique and practical Jack and Jill bathroom connects the two additional upstairs bedrooms, making it ideal for families. Step outside to enjoy the back deck located just off the kitchen, perfect for summer BBQs and relaxing evenings. The rear parking area offers excellent RV parking or the future development of a garage. Quick possession is available, making this an excellent opportunity to move into a desirable neighborhood with parks and amenities nearby.