

6918 88A Street  
Grande Prairie, Alberta

MLS # A2329316



\$440,000

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Countryside North                                                         |        |                   |
| Type:     | Residential/House                                                         |        |                   |
| Style:    | 2 Storey                                                                  |        |                   |
| Size:     | 1,397 sq.ft.                                                              | Age:   | 2006 (20 yrs old) |
| Beds:     | 3                                                                         | Baths: | 2 full / 1 half   |
| Garage:   | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener |        |                   |
| Lot Size: | 0.09 Acre                                                                 |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping |        |                   |

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Welcome to this charming 2-storey home featuring 3 bedrooms and 2.5 bathrooms, perfectly located across from a playground, ideal for families. Enjoy relaxing mornings on the inviting covered front porch. The fully fenced backyard offers a large deck, perfect for entertaining, along with a heated 24' x 24' detached garage complete with 10-foot ceilings, 220V power, and convenient rear alley access. Inside, you'll find a bright and spacious living room with beautiful bay windows. The kitchen is equipped with stainless steel appliances and flows nicely into the main living areas. Main floor laundry adds everyday convenience. Upstairs, the primary bedroom also features large bay windows, creating a warm and airy retreat. The basement is already framed with electrical completed, ready for your finishing touches and future development. A fantastic opportunity to own a well-maintained home in a great location!