

6217 88A Street
Grande Prairie, Alberta

MLS # A2350903

\$339,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	814 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	On Street, Parkade		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, 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, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

This welcoming bi-level home is located in the family-friendly community of Countryside South, close to a children's playground and offering a great combination of comfort, space and convenience. Featuring 3 bedrooms and 2 bathrooms, this home offers a functional layout with plenty of room for a growing family. The main floor is bright and inviting, with a spacious living room and a kitchen featuring beautiful cabinetry and a raised eating bar overlooking the living area. The primary bedroom is generously sized. Downstairs has been nicely developed into a huge family room, laundry area, 3-piece bathroom and a large bedroom complete with a walk-in closet. Air conditioning and a new furnace help ensure a comfortable living environment year-round. Outside, the fully fenced and landscaped backyard backs onto an easement, offering additional privacy and space to enjoy. The driveway easily accommodates two vehicles and provides convenient access to the backyard. This home is move-in ready and waiting for its new owners