



GRASSROOTS
REALTY GROUP

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6309 89 Street
Grande Prairie, Alberta

MLS # A2217423



\$339,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	832 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Front Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Existing Blinds, Gazebo, Coverall Shed, Playset

Welcome to this charming starter home tucked away on a peaceful side street in desirable Countryside South—just steps from scenic walking trails and a stunning park perfect for family outings. This bright and airy 3-bedroom, 2-bath gem boasts soaring vaulted ceilings and a beautifully open-concept layout that feels both spacious and inviting. You’ll love the stylish newer vinyl plank flooring that runs throughout, as well as the upgraded shingles, fenced yard, and privacy walls that enhance the outdoor living experience. The generous front entry leads into a sun-filled living room featuring a gorgeous west-facing picture window with reflective tint for added comfort and privacy. The cozy dining nook, with sliding glass doors, opens onto your private deck—ideal for summer BBQs or quiet evenings under the stars. The well-equipped kitchen offers plenty of counter space and comes complete with all appliances. Toward the back of the home, you’ll find a full bathroom and two comfortable bedrooms, each with views of the beautifully landscaped and fully fenced backyard—perfect for kids, pets, and peace of mind. Downstairs, the fully developed basement adds incredible value with a spacious rec room, third bedroom, laundry area, and abundant storage options. Step outside into your backyard oasis, where privacy walls surround the upper deck, leading to a tranquil lower patio featuring a charming gazebo. There’s also a designated play area with a sandbox, a sturdy coverall shed, and even room for a trampoline or other backyard fun. This warm and welcoming home is packed with features, upgrades, and cozy touches—perfect for first-time buyers or those looking to downsize without compromise. Don’t miss your chance to make it yours—come see it before it’s gone!

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