



**GRASSROOTS**  
REALTY GROUP

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6026 90 Street  
Grande Prairie, Alberta

MLS # A2244684



**\$339,900**

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	990 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Level		

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

**Inclusions:** APPLIANCES, WINDOW COVERINGS, KITCHEN ISLAND & SHED.

Welcome to a well taken care of, updated bi-level in the heart of Countryside South. This home boasts 3 bedrooms and 2 1/2 bathrooms, high ceilings and open concept main floor. Recently this home has had updates including new paint & carpet in bedrooms, completely renovated ensuite, new light fixtures, upgraded deck and concrete patio, new shingles (2023) and refreshed baseboards & doors. Upstairs holds 2 good size bedrooms completely refreshed with paint and carpet, a large full bathroom with 6 FT tub, and the 2-piece ensuite renovated in 2024. The kitchen has plenty of counter/cupboard space with a corner pantry, adjacent to the dinette full of natural light from the glass patio doors. Which lead to the upper deck steps down to an oversized concrete patio allowing you to enjoy your summers in the privacy of a well-manicured back yard. Downstairs gives you space to cool off or cozy up in a large living room, next to the extra-large refreshed 3rd bedroom. Completing the basement is another full bathroom and spacious laundry room with storage. There are also hook ups for laundry upstairs close to bedrooms for multiple options! This home provides well-appointed affordable living in a convenient part of the city; call a Realtor for more info today!