



GRASSROOTS
REALTY GROUP

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6042 88A Street
Grande Prairie, Alberta

MLS # A2249018



\$414,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,130 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, See Remarks		

Inclusions:	N/A
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4-level split in Countryside South comes with a bright 3 bed, 2 bath space upstairs AND 2 bed, 1 bath walk-out suite downstairs, each with its own kitchen and laundry. Live in one, share the other, or just keep it all to yourself and enjoy the space. Upstairs you'll love the big kitchen with butcher block island and gas range, a sunny south-facing deck, and a backyard that feels extra private thanks to two bordering easements. New shingles, a wider driveway, and a finished garage, with its own laundry, separate breaker panel, 220V, and exhaust fan. Which makes this home as practical as it is versatile. Downstairs has its own entrance, kitchen, laundry, and storage, plus fire-rated upgrades like Rockwool insulation and double drywall between floors. And yes, the interior stairs are still there, just hidden for now. That way, if life ever throws you a curveball and you need a few more bedrooms upstairs, reconnecting the spaces is a snap. Extras? Everywhere you look. Gas BBQ hookup, storage under the deck, updated lighting fixtures…It's not just a house, it's a smart move with built-in flexibility. Come see what you can do with it. Book your showing today!