



GRASSROOTS
REALTY GROUP

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**6918 88A Street
Grande Prairie, Alberta**

MLS # A2252831



\$424,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, C		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neigh		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/a

In Countryside North, across from a playground, WITH A 24x24 HEATED GARAGE that was made to work in!!! 10 ft ceilings, 9ft door, 12" concrete edge with a 9" centre. Floor drain. Plumbed for in floor heat if you want to add a boiler. Otherwise this garage is already heated with a gas heater! Exhaust fan. 220V Plugs. Drywalled, and painted! Rear alley access to your garage, allows you to amplify your street parking, PLUS being across from a park means no crowding of your street. This 2 storey home, although 19 years old, doesn't look or feel it. Very well maintained over the years. Enjoy the fairly spacious main floor with built in entertainment unit making it easy to store and showcase your TV and belongings. Kitchen with stainless steel appliances, main floor half bath combined with your laundry! Dining area overlooking your fenced backyard, with 2 tiered deck, under deck storage, garage access, your grass area complimented with some very low maintenace hardscape. Upstairs to your bedrooms, you have 2 spare rooms and a full bathroom. Then you have your primary/master bedroom with en-suite and large walk in closet!! Basement comes partially finished for you. Making it easy to finish and add a 4th bedroom, 4th bathroom, and gives you an additional living room, even a bar/wet bar if you desire. OR an office space/play room... The choice is yours. Framing done, and all electrical completed, too. HWT was replaced so is NEAR NEW!! This is a ONE OWNER HOME and has been really well looked after. PHOTOS COMING AFTER THE LONG WEEKEND. Square footage and room measurements will be added as well. CONTACT YOUR REALTOR TODAY TO VIEW! Possession can be immediate. Meaning you can make this home yours asap.

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