



GRASSROOTS
REALTY GROUP

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**6222 90A Street
Grande Prairie, Alberta**

MLS # A2259438



\$300,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	816 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Inclusions: Schedule A

Located in the desirable neighborhood of Country Side South, this charming 2-bedroom, 1-bath home is close to walking and biking trails. The main floor boasts vaulted ceilings and an open-concept layout, giving the space a bright and welcoming feel. Sitting on a spacious 40' x 130' lot, the fully fenced and landscaped yard offers endless opportunities for outdoor living. The undeveloped basement features 9' ceilings, large windows, and plenty of potential to create additional living space. There's also room to add a garage, making this property a great investment for the future. Call your REALTOR today to book your showing!