



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6518 90A Street
Grande Prairie, Alberta

MLS # A2259595



\$394,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,075 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

You will love this adorable home in family friendly Countryside South! The updated kitchen features white cabinetry, subway tile backsplash, an eating bar with room for four and stainless appliances. There's a cozy sitting area to relax after a long day and the dining area can easily accommodate large family gatherings. Upstairs you find the laundry room conveniently located near bedrooms, a large primary bedroom with full ensuite and walk-in closet. A second bedroom and full bath complete this floor. The third level is all for family with a huge recreation room and an updated 3pc bath. The lower level has one more large bedroom and an office/den. The entire home has updated flooring, paint and trim so it's truly move-in ready! Central air will keep you comfortable through a warm summer, while the heated garage makes winter easy to handle! Enjoy the outdoors in the backyard with a fire pit, mature trees and a great shed for extra storage. Quick possession is possible with this home so book your viewing today!