



GRASSROOTS
REALTY GROUP

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6310 88 Street
Grande Prairie, Alberta

MLS # A2262489



\$359,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,522 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Shed.

4-level split with 4 bedrooms and 2 full bathrooms. Open-concept main floor with vaulted ceilings, updated vinyl plank, kitchen featuring corner pantry & matching white appliances. Upstairs hosts primary bedroom with walk-through closet with direct access to the main 4-piece bathroom & 2 spare bedrooms with upgraded carpet. Third level walk-out offers a spacious rec room with access to backyard. Fully finished basement includes a 4th large bedroom with walk-in closet with built in shelving, 4-piece bathroom with soaker tub, and laundry. The yard is fully fenced with a massive 14x12 shed. Located directly across from a park and backing onto walking trails. Ideal for families looking for space and convenience. Immediate possession available!