



GRASSROOTS
REALTY GROUP

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**6231 90A Street
Grande Prairie, Alberta**

MLS # A2265966



\$324,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,020 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: N/A

Charming 3-Bed Starter Home with Finished Basement & Mature Yard. Welcome to this inviting 3-bedroom, 2-bath home featuring an open floor plan and plenty of natural light. The bright kitchen includes white appliances, a pantry, and a spacious dining area that opens to a cozy side deck — perfect for morning coffee or evening BBQs. Enjoy a fully fenced and landscaped yard with mature trees, a storage shed, and lots of room to play or garden. The finished basement offers a large family area, ideal for entertaining or relaxing. Located within walking distance to parks, playgrounds, and walking trails, and just minutes from schools, shopping, and restaurants — this home combines comfort, convenience, and charm in one great package!