



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

**MLS # A2296049**



**\$394,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** 2-sheds

Welcome to this beautifully renovated home in Countryside South! If you're looking for something truly move in ready, this is it. This fully developed home offers 3 bedrooms and 2 bathrooms, along with two spacious family rooms perfect for growing families or entertaining. The large laundry and storage room adds both function and convenience. Step outside to a brand new deck with excellent south facing exposure, ideal for enjoying sunny days. The fully fenced yard is generous in size, with plenty of room to build a future garage. This is a must see property you won't want to miss! All new / Appliances / Countertops and backsplash / flooring / paint top to bottom / Roof / Deck / Hot water tank / Light Fixtures / electrical switches and plugs / Basement development just completed. Seller is a licensed Realtor® in the Province of Alberta.