



**6716 90A Street  
Grande Prairie, Alberta**

**MLS # A2143105**



**\$379,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** N/A

Discover this beautiful fully developed home in Countryside South!! Bright and open floor plan with vaulted ceilings. Features 4 bedrooms and 3 bathrooms, an office with a large window greets you at the front door is perfect for working from home. Spacious kitchen with ample cabinets and dual ovens, dining room off the kitchen flows into a cozy living room with a gas fireplace. 2 bedrooms, including a master suite with a walk-in closet and ensuite. Convenient main floor laundry. Basement has a huge family room, ideal for gatherings, 2 additional bedrooms, an updated bathroom, and plenty of storage, including a cold room. Outside features an inviting front veranda. pie-shaped lot with many trees, shed, and the added privacy of no rear neighbors. Book your showing today to experience this charming home!