



**GRASSROOTS**  
REALTY GROUP

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**6029 86B Street**  
**Grande Prairie, Alberta**

**MLS # A2146193**



**\$389,900**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, No Neighbours Behind, Street Lighting, Subdivided		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

The best opportunity to find a home with no REAR neighbors in Grande Prairie is NOW!! This affordable 3 bedroom, 2 bathroom home has loads of upwards potential. This home is also perfect for someone looking to upsize, if you're looking for that attached garage. It features a large living room, full sized kitchen/dining room, main bathroom, Master bedroom with 3-piece ensuite. The basement is undeveloped and offers a blank canvas for your personal touches. The backyard offers privacy, backing on the no neighbors, is fenced and delivers fantastic space for you to grow into... its located in a quiet loop with local traffic only, multiple parks and has great accessibility to other areas of the City! Give your REALTOR® a call today and make your next move.