



6013 91 Street
Grande Prairie, Alberta

MLS # A2157926



\$314,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,535 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Dog Run Fenced In, Lawn, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Two Sheds

Discover the charm of this fully developed four-level split, nestled on a quiet street in Countryside South. Surrounded by beautiful tree-lined walking paths, this property offers a serene and private setting with no front neighbors—perfect for enjoying the outdoors. This home features three upper-level bedrooms, each recently upgraded with stylish vinyl plank flooring, and a spacious fourth bedroom on the lower level, complete with a walk-in closet that easily accommodates a king-size bed. The kitchen boasts white cabinets, complemented by a newer countertop and backsplash, and is paired with tile flooring that extends from the large entrance through to the kitchen. The bright and inviting living space offers stunning views of the trees and walking trail. The lower level provides a large porch with walkout access and a rec room with custom blinds and oversized windows that flood the space with natural light. The renovated bathroom on the fourth level features a luxurious, spacious tiled shower. The yard is fully treed, with a stone patio perfect for outdoor gatherings. With a paved driveway that can accommodate up to four vehicles, a recently replaced roof, and the potential for a suite, this home is an excellent opportunity for additional income, a nanny suite, or an in-law suite. Don't miss out contact your favorite realtor!