



6906 88A Street N
Grande Prairie, Alberta

MLS # A2160363



\$329,990

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,544 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Street Lighting, Private, Rec		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water
Floors:	Carpet, Hardwood, Linoleum, Vinyl, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, Se
Features:	Bidet, Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Quiet street directly across a playground, with another playground 3 min away***Living room window facing playground***East facing porch for morning coffee with sunrise***10 min walk to school, other schools close as well***6 min drive to Eastlink Centre and Evergreen Park***Laundry on main level***Fully fenced with 6' boards for privacy***Soundproof bedroom in basement***Built in surround sound with projector and screen in basement***Gas range 2 years old***Furniture is negotiable and includes: 6 bed frames with mattresses (twin mats are brand new with memory foam), 3 couches, coffee table in living room, dining table with chairs, couch in basement, two deep freezers, 3 window A/C, one portable A/C