



**6218 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2178758**



**\$339,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Sump Pump(s)		

**Inclusions:** 2 TVs, 2 TV Mounts, Shed, Dining Room Armoire

Welcome to this charming family home with fantastic curb appeal and a front covered veranda that gives a classic, two-story Victorian feel. Lovingly maintained by the same owner for 17 years, this property reflects pride of ownership. Outside, you’ll find a paved pad extending to the backyard, perfect for extra parking or storage. The property is fully fenced, landscaped, and includes a convenient backyard shed. Stepping inside, a warm entrance with a double coat closet welcomes you. The spacious living room features hardwood floors and a beautiful wood railing that leads upstairs, adding to the cozy, homely ambiance. The kitchen offers an L-shaped layout with stylish white cabinets, updated countertops, a tiled backsplash, and stainless steel appliances. All bathrooms have been thoughtfully renovated with modern vanities, updated flooring, and tiled tub surrounds. Upstairs, three well-sized bedrooms make it an ideal family space. The expansive master bedroom is a standout, boasting three closets for ample storage. The fully finished basement adds flexibility with a large rec room that could double as a bedroom and living space, a full bathroom, a laundry room with a nearly-new dryer, and a storage/mechanical room. The backyard is spacious and private, backing onto an easement. With newer shingles (replaced just four years ago) and durable double-pane vinyl windows, you can move in worry-free. We’d love for you to come see this wonderful home and all it has to offer!