



**GRASSROOTS**  
REALTY GROUP

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**6235 90A Street**  
**Grande Prairie, Alberta**

**MLS # A2212932**



**\$325,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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), Chandelier		

**Inclusions:** N/A

Welcome to this bright and beautifully maintained single-family home, ideally located on a desirable corner lot in the sought-after neighbourhood of Countryside South. This bi-level features vaulted ceilings that create an open, airy atmosphere, complemented by newer vinyl plank flooring on the main level. The main floor offers two spacious bedrooms and a full bathroom, while the fully developed basement includes an additional bedroom and another full bathroom — perfect for guests, a home office, or added family space. Enjoy spring and summer afternoons on the large back deck — ideal for relaxing or entertaining. The home also features a convenient back parking pad and is close to transit, schools, parks, and more. Move-in ready and full of potential — don't miss your chance to make this inviting home your own!