



GRASSROOTS
REALTY GROUP

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6021 88 Street
Grande Prairie, Alberta

MLS # A2277847



\$439,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,114 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Solar Panels

Welcome to your new home in Countryside South! This beautifully maintained 3-bedroom, fully developed home is turn-key and ready for its next owner, offering a perfect blend of comfort, efficiency, and lifestyle. Recent upgrades include fresh paint, updated flooring, new shingles, and a powerful \$20,000+ solar panel system providing long-term energy savings and peace of mind. The thoughtful layout features two bedrooms on the main floor and a large third bedroom downstairs, ideal for families, guests, or a private home office, while natural light floods the space through large windows creating a warm and inviting atmosphere throughout. The spacious basement layout offers excellent flexibility for a family room, gym, or entertainment area, complemented by two full bathrooms including a generously sized 4-piece main floor bathroom designed for everyday comfort. Enjoy the added privacy of walking trails directly behind the home, perfect for morning walks or outdoor enjoyment, and take advantage of the double attached garage offering ample parking and storage. This home also has A/C for those hot summer days! Located in the desirable community of Countryside South and close to parks and amenities, this move-in-ready gem delivers exceptional value and comfort for years to come.