



GRASSROOTS
REALTY GROUP

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6033 88 Street
Grande Prairie, Alberta

MLS # A2287728



\$439,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,339 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: None

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level home located in the family-friendly neighbourhood of Countryside South. Tucked away on a quiet cul-de-sac street, this home offers the perfect blend of comfort, space, and location; backing directly onto a walking trail that leads to Bickell's Pond. Step inside to find a bright and functional layout featuring three bedrooms on the main level, including a spacious primary bedroom complete with walk-in closet, and private ensuite with a jet tub. The fully developed lower level offers a large rec room perfect for entertaining or family movie nights, along with a fourth bedroom and full bathroom – ideal for guests or a growing family. Enjoy year-round comfort with central air conditioning and the convenience of a double attached heated garage. Outside in the backyard, the two-tiered composite deck provides the perfect setting for summer BBQs. Don't miss your opportunity to call this one home.