



**6201 90A Street
Grande Prairie, Alberta**

MLS # A2298536



\$319,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	813 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: N/A

CORNER LOT | MATURE NEIGHBOURHOOD | STEPS TO TRAILS Tucked away in a quiet, established area, this fully developed 4-bedroom home is the perfect fit for first-time buyers or young families looking for space, comfort, and location. New Asphalt shingles to boot! The main floor offers a bright, functional layout with easy flow between living, dining, and kitchen—plus direct access to the deck for everyday living and entertaining. Downstairs, a cozy basement with a wood-burning fireplace creates the ultimate hangout space for movie nights or relaxing evenings. Outside, enjoy a large, uniquely shaped corner lot with mature trees, fenced yard, and side parking—just steps from walking trails in a safe, family-friendly neighbourhood. Affordable. Functional. Great location. This one checks the boxes.