



**GRASSROOTS**  
REALTY GROUP

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**6014 90B Street**  
**Grande Prairie, Alberta**

**MLS # A2305328**



**\$425,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Aggregate, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Few Trees, Landscaped, Low Maintenance Landscaping		

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

**Inclusions:** N/A

Welcome to this inviting family home, perfectly situated in a quiet cul-de-sac on the desirable south side of town. Designed with families in mind, this property offers a blend of comfort, convenience, and modern updates. Key Features: Spacious Living: With four bedrooms, two full baths, and two half baths, there's ample space for a growing family to thrive. Modern Comforts: Enjoy the comfort of fully developed interiors and air conditioning, ensuring a pleasant atmosphere year-round. Recent Updates: The home features brand new shingles (installed in 2024) and a hot water tank replaced in 2022, adding peace of mind and efficiency. Along with a New Washing machine in the last month. Outdoor Relaxation: Step outside to a beautifully landscaped yard including your very own pond with a nice relaxing patio, perfect for family gatherings or quiet evenings. Convenient Location: Located across from a park, your family will have easy access to outdoor activities and green space. Ample Parking: The oversized detached single garage offers plenty of room for parking and storage. This family-friendly home is more than just a house; it's a community. Enjoy the benefits of a peaceful neighborhood while having all the amenities your family needs close by. Don't miss out on this wonderful opportunity to create lasting memories in a home that truly suits your family's lifestyle. Whether you're hosting friends, spending quality time with loved ones, or simply unwinding after a long day, this home provides the perfect backdrop for all your family moments. The blend of modern amenities and thoughtful updates ensures that you'll enjoy both style and function in every corner of this residence. Imagine mornings spent sipping coffee on the patio as the sun rises, or afternoons spent at the nearby park, where children can play freely and safely. This home is not just a place to live—it's a place

to grow, laugh, and enjoy countless cherished moments. Take the next step towards owning this exceptional family home, and embrace a lifestyle filled with happiness and convenience. Contact your favorite Realtor today to schedule a viewing and see firsthand the charm and comfort this home has to offer. Your new beginning awaits!