



GRASSROOTS

REALTY GROUP

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**6922 88A Street
Grande Prairie, Alberta**

MLS # A2305424

\$479,900



Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

Fantastic location for this fully developed 2-storey home in the quiet community of Countryside North! Situated directly across from a park and featuring back alley access with a double detached garage, this property offers both convenience and space for a growing family. Inside, the main floor boasts a bright and functional layout with a versatile office (or potential bedroom), a 2 piece bathroom, and a spacious kitchen with plenty of room for cooking and entertaining. The living room is warm and inviting, complete with a cozy fireplace and ample space to relax. Upstairs, you’ll find three well-sized bedrooms, including a generous primary suite featuring a walk-in closet and a private ensuite. An additional full bathroom and a comfortable sitting area complete the upper level. The fully developed basement includes a mother-in-law suite with a separate entrance, newer kitchen, living room, and 1 bedroom plus a full bathroom—perfect for extended family or added income potential. Outside, enjoy a fully landscaped yard with a deck and additional storage space. This is a fantastic opportunity to enter the Grande Prairie market with a versatile home in a great location!