



6945 88 Street
Grande Prairie, Alberta

MLS # A2309396



\$514,900

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, No Neighbours Behind		

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

Inclusions: Freezer

Tucked away on a quiet street, in desirable Countryside North, this Pinterest-worthy home blends elevated boho-chic style with everyday family functionality. From the moment you walk in, you'll appreciate the bright, freshly painted main floor, stunning new luxury plank flooring, updated lighting, and an inviting open-concept layout designed for modern living. The showpiece kitchen has been beautifully refreshed with new counters, composite sink, stylish back-splash, and an oversized butcher block island that creates the perfect gathering space for entertaining or busy mornings alike. A beautifully updated 2-piece powder room completes the main level. Step outside and fall in love with the massive pie-shaped backyard backing onto walking paths with no rear neighbours. Whether you're hosting summer BBQs on the huge custom deck, gardening in the raised beds, or simply enjoying the privacy and open views, this outdoor space is truly exceptional. The double attached garage adds convenience and storage for the whole family. Upstairs, the renovations continue with a stunning bonus room featuring a cozy shiplap fireplace wall that adds warmth and character. You'll also find 3 spacious bedrooms including a relaxing primary retreat complete with full ensuite, plus a second beautifully updated full bathroom. The basement is already framed with electrical completed and includes the remaining luxury plank flooring to help fast-track your finishing touches and future equity. Additional upgrades include new shingles in 2025 and a new hot water tank in 2024. Stylish, functional, and move-in ready — this is the kind of home buyers wait for, and it's here now!