



6309 88A Street
Grande Prairie, Alberta

MLS # A2310823



\$379,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,112 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: shed

This spacious and well-maintained 5 bedroom, 2 bathroom home offers an ideal layout for growing families or those needing extra space. The home features generously sized bedrooms throughout, providing comfort and flexibility for children, guests, or home office setups. Enjoy a bright and inviting main living room upstairs, perfect for entertaining or everyday family living, along with a second large living room downstairs that creates the ideal space for a recreation room, media area, or separate family retreat. The dining area includes a functional built-in bench that adds both charm and valuable additional storage, making the space as practical as it is inviting. The kitchen is complemented by upgraded appliances, adding style and convenience for everyday use. Backing directly onto a beautiful park, this property offers added privacy, peaceful views, and easy access to green space, creating an excellent setting for families and outdoor enjoyment. Did I mention the brand new roof? Check it out today!