



GRASSROOTS

REALTY GROUP

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**6517 90A Street
Grande Prairie, Alberta**

MLS # A2311404

\$369,900



Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Fruit Tre		

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

Inclusions: Shed

Find your peace and calm in this lovely 2 storey home, surrounded by mature trees on a quiet cul de sac in Countryside South. Enjoy the privacy and benefits of living next to a sweet little park and backing onto green space. Offering 3 bedrooms, 3 bathrooms, and 1,363 sqft, this home feels bright and welcoming with large windows that let the natural light pour in throughout the day. The layout offers comfortable everyday living with space to gather, relax, work, create, or simply enjoy a slower pace at home. Outside, the large yard gives you something that is becoming harder to find in Grande Prairie: options. Whether you have been dreaming of building a future garage, need extra outdoor space for hobbies and entertaining, or simply appreciate having room around you, this property gives you the flexibility to make it your own while still keeping plenty of yard to enjoy. This home offers both comfort and possibilities, all in a peaceful little setting. Book your showing today!