



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6922 90 Street
Grande Prairie, Alberta

MLS # A2326516



\$339,900

Division:	Countryside North		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,285 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot		

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

Inclusions: window coverings

Welcome to this beautiful 2-storey duplex with an attached garage, ideally located in the highly desirable community of Countryside North! From the moment you arrive, you'll appreciate the inviting covered front veranda, spacious entryway, and stylish modern décor. The bright main floor offers a functional open-concept layout featuring a cozy living room, dining area, and a well-appointed kitchen complete with an abundance of dark cabinetry, beautiful tile backsplash, and plenty of counter space. A convenient front nook makes the perfect home office or reading area, while the 2-piece bathroom and access to the backyard complete the main level. Upstairs you'll find three comfortable bedrooms, including a spacious primary bedroom with direct access to the 4-piece bathroom. You'll also love the convenience of the upper-floor laundry, located right where you need it most. The unfinished basement provides excellent storage space or the opportunity to create additional living space tailored to your family's needs. Outside, the fully fenced and landscaped yard features a large rear deck, making it perfect for summer BBQs, entertaining, or relaxing outdoors. The attached single garage offers direct entry into the home, while central air conditioning keeps the entire family comfortable during the warmer months. Situated on a quiet street just steps from a playground and close to schools, parks, walking trails, and other amenities, this home offers the perfect combination of comfort, convenience, and value. Don't miss your opportunity to own this fantastic property—schedule your private viewing today!