



GRASSROOTS
REALTY GROUP

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6918 88A Street
Grande Prairie, Alberta

MLS # A2329316



\$440,000

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

Welcome to this charming 2-storey home featuring 3 bedrooms and 2.5 bathrooms, perfectly located across from a playground, ideal for families. Enjoy relaxing mornings on the inviting covered front porch. The fully fenced backyard offers a large deck, perfect for entertaining, along with a heated 24' x 24' detached garage complete with 10-foot ceilings, 220V power, and convenient rear alley access. Inside, you'll find a bright and spacious living room with beautiful bay windows. The kitchen is equipped with stainless steel appliances and flows nicely into the main living areas. Main floor laundry adds everyday convenience. Upstairs, the primary bedroom also features large bay windows, creating a warm and airy retreat. The basement is already framed with electrical completed, ready for your finishing touches and future development. A fantastic opportunity to own a well-maintained home in a great location!