



GRASSROOTS
REALTY GROUP

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6221 91 Street
Grande Prairie, Alberta

MLS # A2332926



\$374,900

Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Built-in Features		

Inclusions:	Shed, Window coverings		
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Well-cared-for 6-bedroom, 2.5-bathroom fully developed home in Countryside South, located on a quiet street with walking trails directly across the street, a children's park less than a block away, and immediate possession available. 4 years ago, shingles, paint and flooring were done throughout, giving the home a fresh, contemporary feel. There is plenty of parking, with a long driveway that can accommodate an RV, plus ample street parking for guests. The main floor features a spacious living room, a bright kitchen with white cabinetry and plenty of windows overlooking the private backyard, as well as a convenient 2-piece bathroom and main floor laundry. Upstairs offers three generous bedrooms and a full 4-piece bathroom, including a spacious primary bedroom with room for a king-sized bed and a walk-in closet. The fully developed basement adds three additional bedrooms and a full bathroom, providing excellent space for a large family, guests, or a home office. Outside, you'll appreciate the fully fenced backyard with a treed easement behind, creating exceptional privacy. Please click on multimedia to view the 3D tour!(NO POLY B PLUMBING)