

**6014 88 Street  
Grande Prairie, Alberta**

**MLS # A2213517**



## \$379,900

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	944 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming Family Home in a Peaceful Crescent in Countryside South! This beautifully updated home is move-in ready and packed with features perfect for family living. The heart of the home is the stunning chef's kitchen, boasting brand-new cabinetry, quartz countertops, LG Studio appliances, updated light fixtures, a new sink and tap, and durable vinyl plank flooring. The main floor layout has been opened up to create a bright, spacious flow between the kitchen, dining, and living areas. A large island with ample storage and counter-height seating adds to the functionality and style. The main level also includes a generously sized primary bedroom, a second bedroom, and a stylish main bathroom. Downstairs, the fully finished basement offers a cozy family room warmed by a pellet stove that can efficiently heat the entire home. You'll also find two additional bedrooms and a full 4-piece bathroom. Step outside to a beautifully landscaped backyard featuring a 12'x16' gazebo on a new paved pad—ideal for outdoor entertaining. The attached 24'x24' garage is fully equipped with a floor drain, a new garage door opener, and excellent storage options including cabinets, shelving, and a workbench. Additional updates include new shingles (2022). Book your showing today