DON'T GAMBLE WITH YOUR HOME.

RE/MAX **JACK**
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6218 88A Street
Grande Prairie, Alberta

MLS # A2263132

$299,900

Division:	Countryside South
Type:	Residential/House
Style:	Bi-Level

Size:	828 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full, Partially Finished		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	R
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Vinyl Windows			

Inclusions:	N/A

Charming 2 Bed, 2 Bath Bi-Level in Countryside South   Welcome to this well-cared-for bi-level home in the desirable community of Countryside South, Grande Prairie. Offering 2 bedrooms and 2 bathrooms, this property is an excellent choice for first-time buyers, small families, or those looking for a comfortable home at an affordable price. Set on a spacious lot backing onto a large easement, the property provides privacy and a peaceful setting. The backyard is ideal for gardening, family time, or entertaining, complete with mature trees, a generous lawn, and a deck off the main level to enjoy summer evenings. Inside, the main floor boasts an open-concept kitchen and dining area with solid oak cabinets – timeless in durability and easily refinished or painted to suit your taste. The living space flows seamlessly, creating a warm and inviting atmosphere. The basement is partially developed, giving you the opportunity to finish it to your lifestyle needs – whether that’s adding additional bedrooms, a home office, or a spacious recreation/entertainment room. Key updates include new shingles (2023), ensuring peace of mind for years to come. The home has been maintained in good condition, making it move-in ready while still offering potential to personalize and add value. Don’t miss out on this great property at a great price. Book your private showing today and discover all the potential this Countryside South home has to offer!