



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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6207 90 A Street  
Grande Prairie, Alberta

MLS # A2276218



**\$289,900**

**Division:** Countryside South

**Type:** Residential/Duplex

**Style:** 2 Storey, Attached-Side by Side

**Size:** 1,182 sq.ft. **Age:** 1999 (27 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Parking Pad

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home

**Inclusions:** Shed

Perfect starter home or investment duplex located on a quiet street in Countryside South! This charming, exceptionally well-maintained two-story property is ideal for investors, young professionals, growing families, or first-time home buyers. Take advantage of Grande Prairie's strong rental market or step into home ownership at an affordable price point. Upon entry, you're welcomed by a spacious living room and dining area filled with natural light and featuring updated flooring. The home offers three well-sized bedrooms and a full bathroom. The partially developed basement includes a generous laundry room with additional potential. Outside, enjoy a fully landscaped and fenced yard complete with a storage shed. Priced competitively in a desirable location, this home clearly reflects pride of ownership. Immediate possession is available—contact your favorite agent today!