



DON'T GAMBLE WITH YOUR HOME.
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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!