

**6025 88A Street  
Grande Prairie, Alberta**

**MLS # A2218822**



**\$449,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

<b>Inclusions:</b>	na
--------------------	----

This beautifully upgraded, fully developed bi-level home offers 5 spacious bedrooms and is perfectly situated on a desirable corner lot near a tranquil park. Ideal for families, the home features a bright and open layout with large windows that fill the space with natural light. The primary bedroom includes a private ensuite, offering a relaxing retreat with modern finishes. You'll love the numerous upgrades throughout the home, including updated flooring, stylish lighting, sleek countertops, and contemporary fixtures. The kitchen is both functional and elegant, ideal for entertaining or daily family life, with upgraded appliances including a fridge with water features. A large double garage provides ample parking and storage, while the landscaped yard enhances curb appeal and outdoor enjoyment. Located just steps from a park, this property blends comfort, style, and convenience in one inviting package.