## 6022 88 Street
## Grande Prairie, Alberta

### MLS # A2233987



# $399,900

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

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| **Size:** | 1,160 sq.ft. | **Age:** | 2004 (21 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 |

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| **Garage:** | Double Garage Attached, Parking Pad |
| **Lot Size:** | 0.11 Acre |
| **Lot Feat:** | Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot |

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| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Cork, Laminate | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Finished, Full | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding | **Zoning:** | RS |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s)

**Inclusions:** M/A

Welcome to the perfect family home nestled in the heart of Countryside South. Ideally located just steps from parks, walking trails, and green spaces. This gem backs onto an easement, offering added privacy. Inside, the main floor features three comfortable bedrooms, including a primary suite with its own ensuite bathroom. The spacious kitchen opens onto a covered deck &mdash; perfect for summer BBQs and morning coffee &mdash;and flows seamlessly into a bright and inviting living room where the whole family can unwind. Downstairs, the finished basement offers a generous living area, an additional bedroom, a large office or flex room to suit your lifestyle, a huge oversized laundry room, and ample storage space to keep everything organized. The backyard is fully fenced and landscaped, ready for kids, pets, or entertaining. This home checks all the boxes for a growing family looking for comfort, convenience, and space to thrive. Message your favourite agent to view before it's to late!