

6218 90 Street
Grande Prairie, Alberta

MLS # A2178758



\$339,900

Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Cleared, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Sump Pump(s)		

Inclusions: 2 TVs, 2 TV Mounts, Shed, Dining Room Armoire

Welcome to this charming family home with fantastic curb appeal and a front covered veranda that gives a classic, two-story Victorian feel. Lovingly maintained by the same owner for 17 years, this property reflects pride of ownership. Outside, you'll find a paved pad extending to the backyard, perfect for extra parking or storage. The property is fully fenced, landscaped, and includes a convenient backyard shed. Stepping inside, a warm entrance with a double coat closet welcomes you. The spacious living room features hardwood floors and a beautiful wood railing that leads upstairs, adding to the cozy, homely ambiance. The kitchen offers an L-shaped layout with stylish white cabinets, updated countertops, a tiled backsplash, and stainless steel appliances. All bathrooms have been thoughtfully renovated with modern vanities, updated flooring, and tiled tub surrounds. Upstairs, three well-sized bedrooms make it an ideal family space. The expansive master bedroom is a standout, boasting three closets for ample storage. The fully finished basement adds flexibility with a large rec room that could double as a bedroom and living space, a full bathroom, a laundry room with a nearly-new dryer, and a storage/mechanical room. The backyard is spacious and private, backing onto an easement. With newer shingles (replaced just four years ago) and durable double-pane vinyl windows, you can move in worry-free. We'd love for you to come see this wonderful home and all it has to offer!