

**6305 88A Street**  
**Grande Prairie, Alberta**
**MLS # A2241518**

**\$379,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** none

Welcome home to this charming 4-level split in the family-friendly Countryside South neighbourhood. Pull up to an extended driveway with plenty of room for your RV, boat, or extra vehicles. Step inside the main home to an open and airy main floor, where a sunlit living room is perfect for relaxing. The kitchen comes with all appliances and a great wrap-around counter for extra prep space. Upstairs, the primary bedroom retreat features two closets and easy access to the 4-piece bathroom. You'll also find another bedroom and a flexible bonus room on this level. This home also boasts a wonderful basement suite in the lower level, complete with its own private entrance, kitchen, living room, 3-piece bath, and separate laundry. It's the perfect setup for family or as a mortgage helper. Your backyard is a private oasis, fully fenced and backing onto a park and playground. Imagine summer evenings with no rear neighbours! The main home is vacant and move-in ready, with tenants currently enjoying the lower suite. Book your showing today and see all this home has to offer!