

**6518 90A Street**  
**Grande Prairie, Alberta**
**MLS # A2259595**

**\$394,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

You will love this adorable home in family friendly Countryside South! The updated kitchen features white cabinetry, subway tile backsplash, an eating bar with room for four and stainless appliances. There's a cozy sitting area to relax after a long day and the dining area can easily accommodate large family gatherings. Upstairs you find the laundry room conveniently located near bedrooms, a large primary bedroom with full ensuite and walk-in closet. A second bedroom and full bath complete this floor. The third level is all for family with a huge recreation room and an updated 3pc bath. The lower level has one more large bedroom and an office/den. The entire home has updated flooring, paint and trim so it's truly move-in ready! Central air will keep you comfortable through a warm summer, while the heated garage makes winter easy to handle! Enjoy the outdoors in the backyard with a fire pit, mature trees and a great shed for extra storage. Quick possession is possible with this home so book your viewing today!