

**6902 90 Street  
 Grande Prairie, Alberta**

**MLS # A2273005**

**\$369,900**



<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, No Neighbours Behind, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		
<b>Inclusions:</b>	Gazebo and Shed		

Welcome to this beautifully maintained two-storey home in Countryside North, offering space, style, and countless updates. Major updates include: Furnace (Jan 2025), sump pump (Aug 2025), new deck (2023), gazebo (2024), main floor & basement flooring (2022), interior paint (2023), hot water tank (2022), appliances including refrigerator, dishwasher, microwave & dryer (2022). From the moment you arrive, you'll love the charming covered front veranda and great curb appeal. Inside, the main floor features a bright open-concept layout with a spacious living room, modern flooring, large windows, and a warm, welcoming feel. The updated kitchen showcases painted cabinetry, center island, pantry, stainless-steel appliances, and a large window overlooking the backyard. Main floor also includes convenient laundry and a 2-piece bathroom. Upstairs, you'll find a well-planned layout with a generous primary bedroom featuring its own full ensuite, plus two additional bedrooms and a second full bathroom. The fully developed basement adds even more living space with a family room, one bedroom, and a full bathroom — perfect for guests, teens, or extended family. Outside is where this home truly shines — enjoy a stunning oversized deck with glass railing, spacious fully fenced yard, and beautifully built gazebo, perfect for outdoor entertaining, summer BBQs, and quiet evenings. Located close to schools and Parks, this Property is truly a Gem in one of Grande Prairie's most desirable neighbourhoods. This home offers comfort, style, and peace of mind with all big-ticket upgrades already done! This one truly stands out — book your showing today!