

**6223 90a Street**  
**Grande Prairie, Alberta**

**MLS # A2168247**



**\$309,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window coverings, Shed, Living room shelves (negotiable) & Tv mount, coat hooks, towel racks (if buyer wants they can stay)

This freshly updated 4 bed, 1 full & 2 half bath home located in Countryside South on a quiet side street will be a great place to raise a family. Some of the new updates include New matching Frigidaire Stainless appliances, washer & Dryer 2020. There has been new paint in most areas of this home. New vinyl plank flooring in the ensuite bathroom this year. The shingles were replaced in 2022, new hot water tank in 2018. They also redid the back deck in 2020 with treated wood. The main floor features the living room, kitchen and dining room, laundry room and 1/2 bath. Upstairs has a huge master bedroom with a double closet and ensuite bathroom, a 4 peice main bath and 2 more spare bedrooms. The basement is fully finished and has a large recroom and a bedroom. This property conveniently has a fully fenced yard and a 8' X 12' shed to allow for extra storage and the lot backs onto an easement and has RV parking