



www.keyz.ca  
admin@keyz.ca

6206 90 Street  
Grande Prairie, Alberta

MLS # A2232167



**\$299,900**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Countryside South                          |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | Bi-Level                                   |               |                   |
| <b>Size:</b>     | 836 sq.ft.                                 | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                                |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Lawn, Rectangular Lot |               |                   |

|                    |                                        |                   |    |
|--------------------|----------------------------------------|-------------------|----|
| <b>Heating:</b>    | Central, Natural Gas                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Linoleum, Vinyl                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding                 | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters, Pantry, See Remarks |                   |    |

**Inclusions:** N/A

This charming and affordable home in the desirable Countryside South neighborhood is the perfect blend of comfort, functionality, and potential. From the moment you step inside, you'll notice the open-concept layout that allows natural sunlight to pour in through the large bay window in the living room, creating a bright and welcoming space. The main level features two generous-sized bedrooms, a full bathroom, and a seamless flow from the living room to the kitchen and dining area. Fresh paint adds a fresh, updated feel throughout. Sliding doors from the dining area lead to a spacious 10' x 12' deck, perfect for summer barbecues or quiet evenings outdoors. Hvac, vents and dryer vents were just cleaned. The large, fully fenced and landscaped backyard includes two raised vegetable garden beds, a garden shed for extra storage, and convenient gates that provide access to the back easement. It's a great space for families, pets, or anyone who enjoys spending time outside. The undeveloped basement is partly framed and offers excellent potential for future development, including space for two additional bedrooms, a family room, and a second full bathroom. Located in a quiet, family-friendly area with easy access in and out of the subdivision, this home is clean, cozy, and full of potential. Whether you're a first-time buyer, downsizing, or looking for an affordable investment, this property is an excellent opportunity. Call today for more information or to book your private showing!