

**6017 90A Street**  
**Grande Prairie, Alberta**

**MLS # A2303463**



**\$325,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** window coverings

Very unique & spacious 1,202 sq ft bi-level is ideally situated with easements behind and on one side, plus a playground right outside your front door. The open-concept main floor kitchen, dining, living area is very inviting and highlighted by vaulted ceilings and a cozy fireplace. This home includes 2 bedrooms and 2 full bathrooms, with a generous primary suite complete with a large vanity with dual sinks, separate shower, and a relaxing soaker tub. The undeveloped basement with 9 ft ceilings, provides excellent potential for future expansion to suit your needs. Other features include large entrance area, main floor laundry, fenced yard with trees. 2 year old water tank, new stove in Dec/25, dishwasher & fridge 4 years, and light fixtures 4 years old. Priced below the City-assessed value—an exceptional opportunity in today's market. Contact your REALTOR® to book your private viewing.