



6905 88 Street
Grande Prairie, Alberta

MLS # A2172839



\$444,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,294 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Lawn, No Neighbours Behind, Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: N/A

Directly across a park***Very quiet street with minimum traffic***Backing onto an acreage with many trees***Ten min walk to Mother Teresa School on a walking trail***Six min drive to Eastlink Centre, St Joes, Charles Spencer***Minutes from two golf courses***Freshco just up 92st***Heated double garage***Two dog runs, covered deck, fully landscaped backyard***Beautiful kitchen with a big island, quartz counter, new appliances***Primary bedroom above the garage***Three bedrooms, two bathrooms up; two bedrooms, one bathroom in basement***Gas fireplace in living room***Second living room in basement***New carpet on stairs and spare bedrooms***HWT replaced 2023, furnace shingles original