

# **\$304,900 - 6206 90 Street, Grande Prairie**

MLS® #A2232167

**\$304,900**

2 Bedroom, 1.00 Bathroom, 836 sqft

Residential on 0.10 Acres

Countryside South., Grande Prairie, Alberta

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!

Built in 1998

### Essential Information

MLS® #	A2232167
Price	\$304,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	836
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6206 90 Street
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2M4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, Pantry, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 15th, 2025
Days on Market	2
Zoning	RS

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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