

6326 88 Street  
Grande Prairie, Alberta

MLS # A2214534



## \$389,900

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, See Remarks		

**Inclusions:** 2 Fridge, 2 stove, 2 washer & dryer, 1 microwave range hood, 1 dishwasher, shed, upstairs couch

Rent the basement to pay your bills! Tucked in a quiet area of Countryside South, across from a park is this great bi-level home with 3 bedrooms, 2 bathrooms upstairs and a legal 1 bedroom, 1 bathroom suite downstairs. The main level of the home is bright and open with a functional layout and access from the dining area to a large 2 tier deck and the bulk of the rear yard. The basement suite is bright open and also has a small fenced area as well, perfect for the tenant with a small pet or someone who likes to enjoy BBQing or a little sunshine. Basement is currently tenant occupied, main floor owner occupied, but both will be vacant upon possession. So move into one and pick your own tenant for the other. Or find two great tenants to fill this great space. For more information or to arrange a viewing contract your favorite real estate professional today. \*\*Pictures are not current, were taken before current occupants in the home.