

6510 90 Street  
Grande Prairie, Alberta

MLS # A2269999



## \$419,900

|                  |                                                          |               |                   |
|------------------|----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Countryside South                                        |               |                   |
| <b>Type:</b>     | Residential/House                                        |               |                   |
| <b>Style:</b>    | Bi-Level                                                 |               |                   |
| <b>Size:</b>     | 1,095 sq.ft.                                             | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Corner Lot, Garden, Rectangular Lot |               |                   |

|                    |                                                                               |                   |    |
|--------------------|-------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank                                                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                          | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                                  | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Smart Home, Stone Counters, Vaulted Ceiling(s) |                   |    |

**Inclusions:** none

Immaculate and move-in ready! This beautifully updated 4-bedroom, 3-bathroom home showcases modern high-end finishes throughout, including new flooring and a fully revamped kitchen featuring elegant stone countertops and top-of-the-line, energy-efficient appliances that combine style and functionality for your culinary needs. The spacious living room, with its vaulted ceilings, creates an open and airy atmosphere perfect for both relaxing and entertaining. The recently developed basement adds valuable living space with a spacious living room, a large bedroom, and an exceptional 4-piece bathroom, offering comfort and privacy for family or guests. The primary bedroom upstairs boasts a luxurious 3-piece ensuite with upscale fixtures, providing a private retreat. Recent major upgrades include a new high-efficiency furnace and hot water tank, ensuring reliable comfort and energy savings year-round. Step outside to a private, beautifully landscaped backyard complete with a cozy fire pit and a dedicated garden spot—perfect for outdoor gatherings and gardening enthusiasts. The attached double garage adds convenience and ample storage space. This home perfectly blends style, comfort, and modern efficiency in a sought-after neighborhood. Don't miss your chance—schedule a viewing today!