

# \$414,900 - 6042 88a Street, Grande Prairie

MLS® #A2249018

**\$414,900**

5 Bedroom, 3.00 Bathroom, 1,130 sqft

Residential on 0.12 Acres

Countryside South., Grande Prairie, Alberta

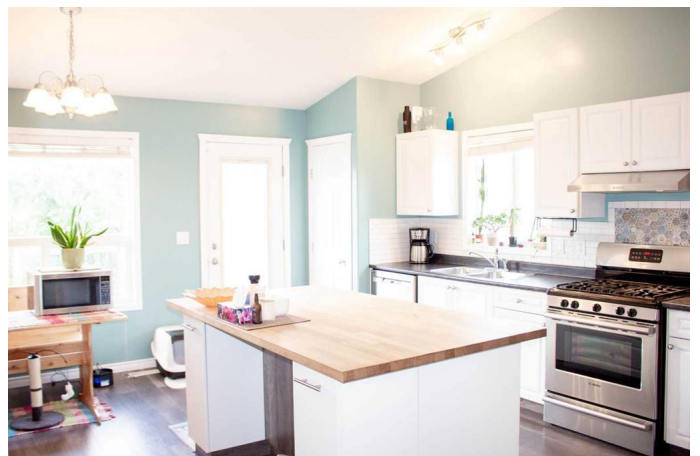
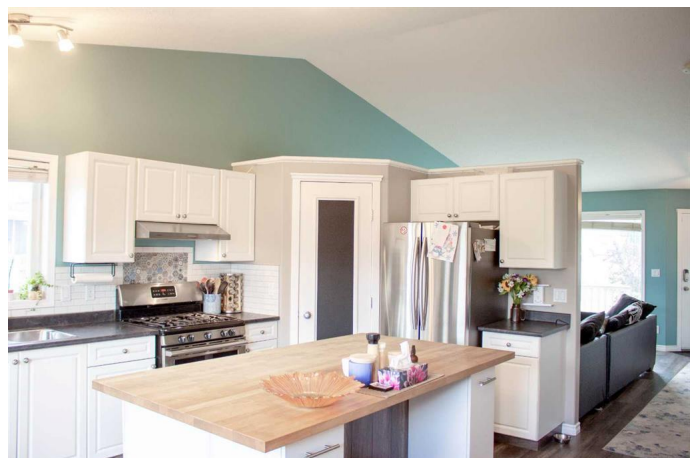
4-level split in Countryside South comes with a bright 3 bed, 2 bath space upstairs AND 2 bed, 1 bath walk-out suite downstairs, each with its own kitchen and laundry. Live in one, share the other, or just keep it all to yourself and enjoy the space. Upstairs youâ€™ll love the big kitchen with butcher block island and gas range, a sunny south-facing deck, and a backyard that feels extra private thanks to two bordering easements. New shingles, a wider driveway, and a finished garage, with its own laundry, separate breaker panel, 220V, and exhaust fan. Which makes this home as practical as it is versatile. Downstairs has its own entrance, kitchen, laundry, and storage, plus fire-rated upgrades like Rockwool insulation and double drywall between floors. And yes, the interior stairs are still there, just hidden for now. That way, if life ever throws you a curveball and you need a few more bedrooms upstairs, reconnecting the spaces is a snap. Extras? Everywhere you look. Gas BBQ hookup, storage under the deck, updated lighting fixturesâ€”itâ€™s not just a house, itâ€™s a smart move with built-in flexibility. Come see what you can do with it. Book your showing today!

Built in 2001

## Essential Information

MLS® # A2249018

Price \$414,900



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,130         |
| Acres          | 0.12          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6042 88a Street    |
| Subdivision | Countryside South. |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W 2S5            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Attached |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Pantry, See Remarks   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer<br>Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Suite, Walk-Out, See Remarks                     |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other                                       |
| Lot Description   | Back Lane, Landscaped, See Remarks, Private |
| Roof              | Asphalt Shingle                             |
| Construction      | Concrete, Vinyl Siding, Wood Frame          |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                1  
Zoning                              RS

**Listing Details**

Listing Office                    First Place Realty

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