

# **\$414,900 - 6918 88a Street, Grande Prairie**

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MLS® #A2252831

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,273 sqft

Residential on 0.09 Acres

Countryside North, Grande Prairie, Alberta

In Countryside North, across from a playground, WITH A 24x24 HEATED GARAGE that was made to work in!!! 10 ft ceilings, 9ft door, 12" concrete edge with a 9" centre. Floor drain. Plumbed for in floor heat if you want to add a boiler. Otherwise this garage is already heated with a gas heater! Exhaust fan. 220V Plugs. Drywalled, and painted! Rear alley access to your garage, allows you to amplify your street parking, PLUS being across from a park means no crowding of your street. This 2 storey home, although 19 years old, doesn't look or feel it. Very well maintained over the years. Enjoy the fairly spacious main floor with built in entertainment unit making it easy to store and showcase your TV and belongings. Kitchen with stainless steel appliances, main floor half bath combined with your laundry! Dining area overlooking your fenced backyard, with 2 tiered deck, under deck storage, garage access, your grass area complimented with some very low maintenance hardscape. Upstairs to your bedrooms, you have 2 spare rooms and a full bathroom. Then you have your primary/master bedroom with en-suite and large walk in closet!! Basement comes partially finished for you. Making it easy to finish and add a 4th bedroom, 4th bathroom, and gives you an additional living room, even a bar/wet bar if you desire. OR an office space/play room... The choice is yours. Framing done, and all electrical completed, too. HWT was replaced so is NEAR NEW!!



This is a ONE OWNER HOME and has been really well looked after. CONTACT YOUR REALTOR TODAY TO VIEW! Possession can be immediate. Meaning you can make this home yours asap.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252831    |
| Price          | \$414,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,273       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6918 88a Street   |
| Subdivision | Countryside North |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8X0C1            |

### Amenities

|                |                                                                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                                                       |
| Parking        | 220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, See Remarks, Garage Faces Rear |
| # of Garages   | 2                                                                                                                                                       |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, See Remarks, V |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | Other                                                   |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

## Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Playground                                                                                      |
| Lot Description   | Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Vinyl Siding                                                                                    |
| Foundation        | Poured Concrete                                                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 15                |
| Zoning         | RS                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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