

\$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 | 4 |
| Zoning | RS |

Listing Details

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

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