

# **\$389,900 - 6326 88 Street, Grande Prairie**

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MLS® #A2214534

## **\$389,900**

3 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.10 Acres

Countryside South., Grande Prairie, Alberta

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.



Built in 2004

## **Essential Information**

MLS® #	A2214534
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.10

Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6326 88 Street
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2V4

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Pantry, See R
Appliances	See Remarks
Heating	Forced Air, Natural Gas, Elec
Cooling	None
Has Basement	Yes
Basement	Finished, Full

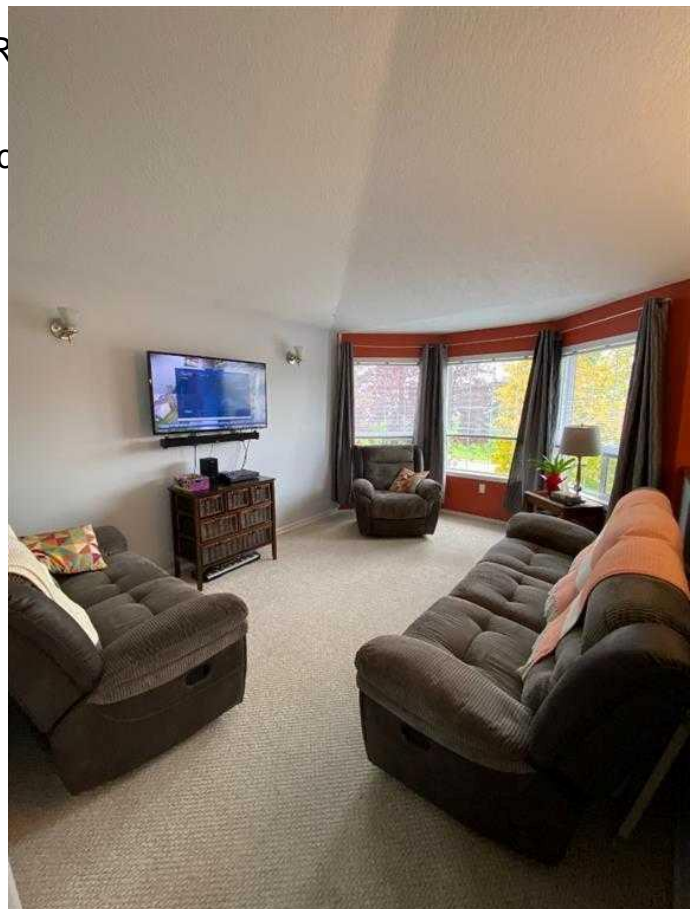
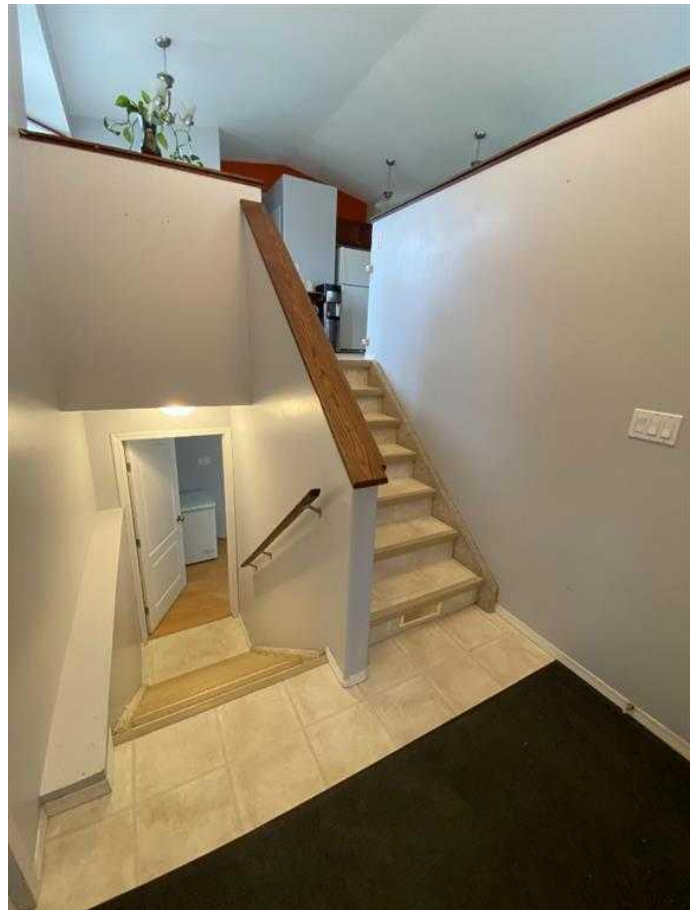
### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 29th, 2025
Days on Market	16
Zoning	RS

### Listing Details



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