

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

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, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, See Remarks, Additional Parking, Alley Access, 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	10
Zoning	RS

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

