

# \$299,900 - 6218 88a Street, Grande Prairie

MLS® #A2263132

**\$299,900**

2 Bedroom, 2.00 Bathroom, 828 sqft  
Residential on 0.09 Acres

Countryside South., Grande Prairie, Alberta

Charming 2 Bed, 2 Bath Bi-Level in  
Countryside South

Welcome to this well-cared-for bi-level home in the desirable community of Countryside South, Grande Prairie. Offering 2 bedrooms and 2 bathrooms, this property is an excellent choice for first-time buyers, small families, or those looking for a comfortable home at an affordable price.

Set on a spacious lot backing onto a large easement, the property provides privacy and a peaceful setting. The backyard is ideal for gardening, family time, or entertaining, complete with mature trees, a generous lawn, and a deck off the main level to enjoy summer evenings.

Inside, the main floor boasts an open-concept kitchen and dining area with solid oak cabinets â€” timeless in durability and easily refinished or painted to suit your taste. The living space flows seamlessly, creating a warm and inviting atmosphere.

The basement is partially developed, giving you the opportunity to finish it to your lifestyle needs â€” whether thatâ€™s adding additional bedrooms, a home office, or a spacious recreation/entertainment room.

Key updates include new shingles (2023), ensuring peace of mind for years to come. The



home has been maintained in good condition, making it move-in ready while still offering potential to personalize and add value.

Don't miss out on this great property at a great price. Book your private showing today and discover all the potential this Countryside South home has to offer!

Built in 2003

### **Essential Information**

MLS® #	A2263132
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	6218 88a Street
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2V3

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Vinyl Windows
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Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 9th, 2025
Days on Market	24
Zoning	R

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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