

**6033 88 Street  
Grande Prairie, Alberta**

**MLS # A2287728**



**\$439,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Jetted Tub, Kitchen Island, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** None

Welcome to this beautifully maintained 4-bedroom, 3-bathroom bi-level home located in the family-friendly neighbourhood of Countryside South. Tucked away on a quiet cul-de-sac street, this home offers the perfect blend of comfort, space, and location; backing directly onto a walking trail that leads to Bickell's Pond. Step inside to find a bright and functional layout featuring three bedrooms on the main level, including a spacious primary bedroom complete with walk-in closet, and private ensuite with a jet tub. The fully developed lower level offers a large rec room perfect for entertaining or family movie nights, along with a fourth bedroom and full bathroom — ideal for guests or a growing family. Enjoy year-round comfort with central air conditioning and the convenience of a double attached heated garage. Outside in the backyard, the two-tiered composite deck provides the perfect setting for summer BBQs. Don't miss your opportunity to call this one home.