



780-380-6207  
 meghan@meghanrobinson.net

6401 91 Street  
 Grande Prairie, Alberta

MLS # A2161178



**\$299,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Landscaped, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Charming 4 Bedroom Home in Countryside South! This delightful home offers convenience of being across the street from a playground. With a total of 4 bedrooms and 2 bathrooms, it provides ample space for comfortable living. Upstairs Features 2 bright bedrooms and a bathroom. Spacious open plan with vaulted ceilings, stylish white cabinets and new hardware in the kitchen. Basement Features 2 additional bedrooms a second bathroom, and a nice size family room. Enjoy the outdoors in the fully fenced, large backyard, ideal for family activities or entertaining. The property also boasts new shingles, adding to its appeal and ensuring durability. Book your showing today!!