

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

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

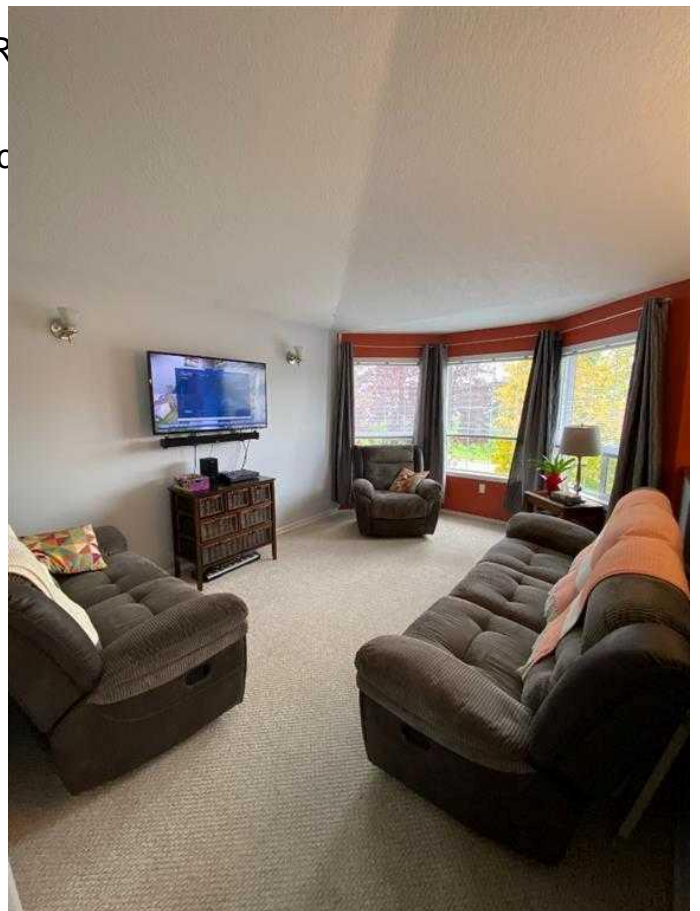
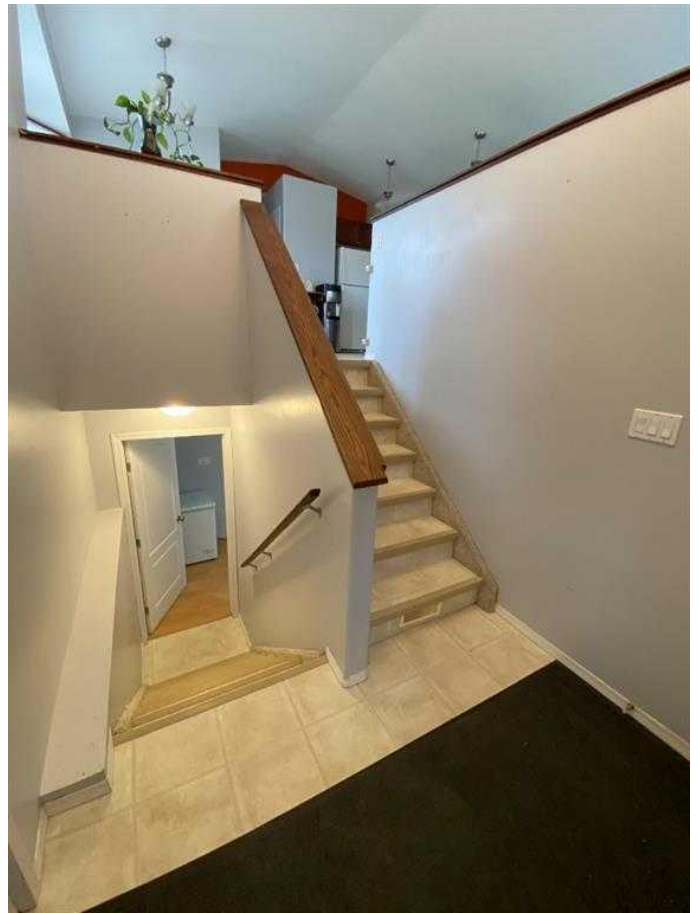
### Exterior

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 9  
Zoning RS

### Listing Details



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