

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

MLS® #A2263132

**\$299,900**

2 Bedroom, 2.00 Bathroom, 828 sqft

Single Family 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 – 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 – whether that’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!



(id:6289)

Built in 2003

**Essential Information**

Listing #	A2263132
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Square Footage	828
Acres	0.09
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

**Community Information**

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

**Amenities**

Amenities	Schools
Features	Back lane, PVC window
Parking Spaces	2
Parking	Parking Pad

**Interior**

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
Has Basement	Yes

**Exterior**

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Grassroots Realty Group Ltd.



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Listing information last updated on October 15th, 2025 at 2:46pm PDT