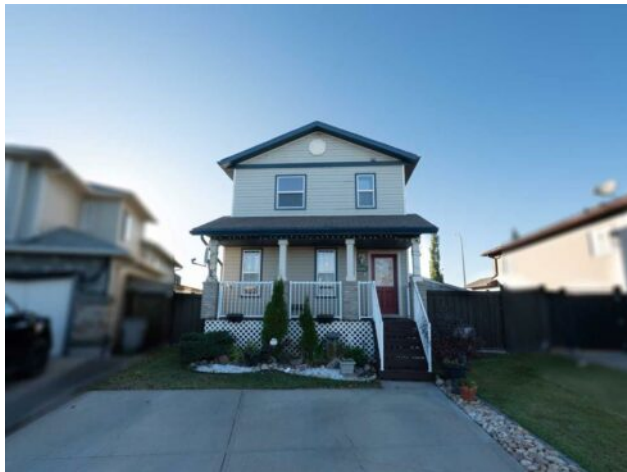


**6902 90 Street  
Grande Prairie, Alberta**

**MLS # A2273005**



**\$369,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Countryside North                                         |               |                   |
| <b>Type:</b>     | Residential/House                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                  |               |                   |
| <b>Size:</b>     | 1,278 sq.ft.                                              | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                                               |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, No Neighbours Behind, Pie Shaped Lot |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | 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>   | Kitchen Island, No Smoking Home |                   |    |

|                    |                 |
|--------------------|-----------------|
| <b>Inclusions:</b> | Gazebo and Shed |
|--------------------|-----------------|

Welcome to this beautifully maintained two-storey home in Countryside North, offering space, style, and countless updates. Major updates include:Furnace (Jan 2025), sump pump (Aug 2025), new deck (2023), gazebo (2024), main floor & basement flooring (2022), interior paint (2023), hot water tank (2022), appliances including refrigerator, dishwasher, microwave & dryer (2022), .From the moment you arrive, you’ll love the charming covered front veranda and great curb appeal. Inside, the main floor features a bright open-concept layout with a spacious living room, modern flooring , large windows, and a warm, welcoming feel. The updated kitchen showcases painted cabinetry, center island, pantry, stainless-steel appliances, and a large window overlooking the backyard. Main floor also includes convenient laundry and a 2-piece bathroom.Upstairs, you’ll find a well-planned layout with a generous primary bedroom featuring its own full ensuite, plus two additional bedrooms and a second full bathroom. The fully developed basement adds even more living space with a family room, one bedroom, and a full bathroom – perfect for guests, teens, or extended family. Outside is where this home truly shines – enjoy a stunning oversized deck with glass railing, spacious fully fenced yard, and beautifully built gazebo , perfect for outdoor entertaining, summer BBQs, and quiet evenings. Located close to schools and Parks , this Property is truly Gem in one of Grande Prairie’s most desirable neighbourhoods. this home offers comfort, style, and peace of mind with all big-ticket upgrades already done!This one truly stands out – book your showing today!