

6409 91 Street
Grande Prairie, Alberta

MLS # A2205562



\$369,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,013 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot, See Remarks		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: 2 Fridges , 2 Stoves, 2 Dishwashers, 2 Washers, 2 Driers, 1 hood range style microwave in the basement unit, 2 Sheds.

\$10,000 PRICE REDUCTION and NEW 42-YEAR MYSTIQUE SHINGLES & ROOF VENTS JUST DONE IN APRIL, 2025! Purchase a home with a LEGAL SUITE! This affordable Countryside South home comes with income attached to it. Imagine owning a property with rising value and increasing equity without the pinch of paying the full mortgage on your own. This home will attract an owner and tenants who want quiet living, plenty of walking trails, and all shades of summer greens – which are soon to emerge. The basement suite is cozy, with a bedroom, a full bathroom, a surprisingly spacious kitchen, and its own laundry room. Upstairs is also self-contained and has a great layout including three bedrooms. The legal suite makes the property perfect for investors or home buyers looking to offset their mortgage while avoiding the extra liability risks that can come with illegal suites. Having no neighbours across the road here will make you feel you live in the country – only with a park and playground conveniently located three doors down. In addition to quiet, no houses across the road also means extra parking… plus RV Parking. The yard is fully fenced and landscaped and has two sheds. * When the shingles were replaced the wood underneath was in excellent condition. Give your agent a minimum of 24-hours notice to view this property.