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

MLS® #A2263132

\$299,900

2 Bedroom, 2.00 Bathroom, 828 sqft Residential 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.

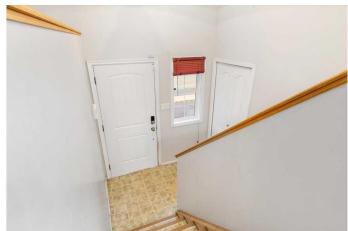
Set on a spacious lot backing onto a large easement, the property provides privacy and a peaceful setting. The backyard is ideal for gardening, family time, or entertaining, complete with mature trees, a generous lawn, and a deck off the main level to enjoy summer evenings.

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!

Built in 2003

Essential Information

MLS® # A2263132 Price \$299,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 828
Acres 0.09
Year Built 2003

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 6218 88a Street
Subdivision Countryside South.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8W2V3

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Garden

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 28 Zoning R

Listing Details

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.