

\$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 â€” 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 â€” whether thatâ€™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.

Donâ€™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, Partially Finished

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	16
Zoning	R

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.