

# \$339,900 - 6309 89 Street, Grande Prairie

MLS® #A2217423

**\$339,900**

3 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.10 Acres

Countryside South., Grande Prairie, Alberta

Welcome to this charming starter home tucked away on a peaceful side street in desirable Countryside South—just steps from scenic walking trails and a stunning park perfect for family outings. This bright and airy 3-bedroom, 2-bath gem boasts soaring vaulted ceilings and a beautifully open-concept layout that feels both spacious and inviting. You™ll love the stylish newer vinyl plank flooring that runs throughout, as well as the upgraded shingles, fenced yard, and privacy walls that enhance the outdoor living experience. The generous front entry leads into a sun-filled living room featuring a gorgeous west-facing picture window with reflective tint for added comfort and privacy. The cozy dining nook, with sliding glass doors, opens onto your private deck—ideal for summer BBQs or quiet evenings under the stars. The well-equipped kitchen offers plenty of counter space and comes complete with all appliances. Toward the back of the home, you'll find a full bathroom and two comfortable bedrooms, each with views of the beautifully landscaped and fully fenced backyard—perfect for kids, pets, and peace of mind. Downstairs, the fully developed basement adds incredible value with a spacious rec room, third bedroom, laundry area, and abundant storage options. Step outside into your backyard oasis, where privacy walls surround the upper deck, leading to a tranquil lower patio featuring a charming gazebo. There's also a designated play area with a sandbox, a sturdy coverall shed, and



even room for a trampoline or other backyard fun. This warm and welcoming home is packed with features, upgrades, and cozy touchesâ€”perfect for first-time buyers or those looking to downsize without compromise. Donâ€™t miss your chance to make it yoursâ€”come see it before itâ€™s gone!

Built in 2002

**Essential Information**

MLS® #	A2217423
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	6309 89 Street
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2P5

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	City Lot, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	17
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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