

# \$369,900 - 6409 91 Street, Grande Prairie

MLS® #A2205562

**\$369,900**

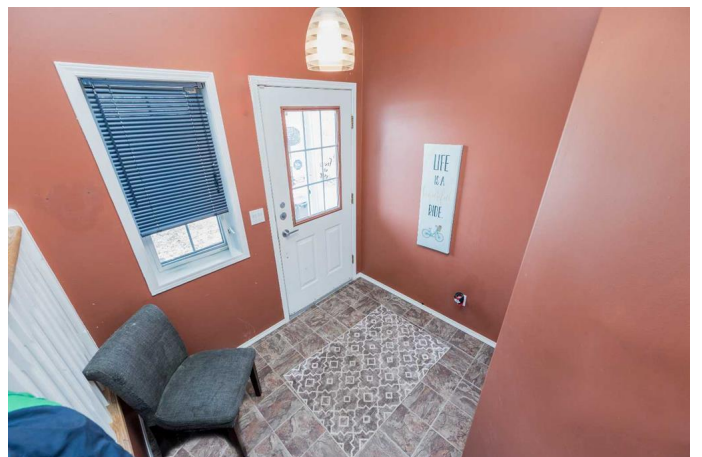
4 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.10 Acres

Countryside South., Grande Prairie, Alberta

**\$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.



Built in 1997

### Essential Information

MLS® #	A2205562
Price	\$369,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	6409 91 Street
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2k2

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Baseboard, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	39
Zoning	RS

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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