



**GRASSROOTS**  
REALTY GROUP

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**6610 94 Street**  
**Grande Prairie, Alberta**

**MLS # A2235830**



**\$339,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** All light fixtures, all window coverings, home theatre system, garden shed.

Cute as a button & packed with value in Country Club Estates! This fully developed gem is located right in the heart of Country Club Estates, directly across from a park and beautiful green space. It's the kind of home that just feels welcoming from the moment you walk in. The main floor offers a cozy living room, a spacious dining nook, and a gorgeous kitchen with sleek cabinetry and eye-catching countertops. Down the hall, you'll find a full, generously sized bathroom with beautiful white counters, two bedrooms, and a roomy primary suite featuring a walk-in closet and half bath. The basement is fully developed and can be access by a side entrance. There's an additional bedroom, a full bathroom, an oversized laundry room, that could double as a workshop or hobby space, and best of all—a full theatre room! It's all set up and ready for movie nights. The backyard is massive and offers you a paved patio area, garden space, a shed, and a large grass area!! This backyard will be the SPOT to hangout in the summer months. There is even enough space to build that dream shop & have a massive yard! Upgrades include newer shingles , hot water tank and furnace. This home is a true diamond and will get scooped up fast! Call your agent & book your showing before you miss out!