



**GRASSROOTS**  
REALTY GROUP

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6621 93A Street  
Grande Prairie, Alberta

MLS # A2239959



**\$440,000**

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Country Club Estates                                                     |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 1 and Half Storey                                                        |        |                   |
| Size:     | 1,289 sq.ft.                                                             | Age:   | 1991 (34 yrs old) |
| Beds:     | 3                                                                        | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Outside   |        |                   |
| Lot Size: | 0.23 Acre                                                                |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Lawn, Many Trees, Native Plant |        |                   |

|             |                                                                                                    |            |    |
|-------------|----------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                                            | Water:     | -  |
| Floors:     | Carpet, Hardwood, Linoleum, Tile                                                                   | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                    | Condo Fee: | -  |
| Basement:   | Finished, Full                                                                                     | LLD:       | -  |
| Exterior:   | Wood Frame                                                                                         | Zoning:    | RG |
| Foundation: | Wood                                                                                               | Utilities: | -  |
| Features:   | Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, See Remarks, Walk-In Closet(s) |            |    |

**Inclusions:** fire bowl, window coverings, built-in vacuum & attachments

This custom built, one owner home in wonderful 'Country Club Estates' has been scrupulously maintained. A profusion of features including: soft close cabinets with dovetail joints in the renovated, modern kitchen , which also boasts quartz countertops, undermount kitchen sink, island, recessed lighting, & tile flooring. Primary bedroom is also on main floor and has just a gorgeous ensuite. Another bathroom is also situated just off the door leading into the attached garage. Sublime gas fireplace with live edge mantle in great room with glorious high ceiling makes for an elegant space to unwind after a long day. Upstairs, there are 2 bedrooms (1 with walk-in closet) and the main bathroom. Basement is fully finished with big family/recreation room, laundry area and ample storage. Newer windows, shingles & furnace add to the intrinsic value of the property. Huge WOW WOW WOW factor is the backyard with ginormous composite deck & aluminum railing, huge patio pad, stone pathways, circular fire bowl area, mature trees, variety of plants & bushes, and quiet area for contemplation. It is the quintessential outdoor space to host those large office parties or for friends & family get-togethers. Home is located on massive pied shaped lot in quiet cul-de-sac with grass easement behind, and playground, large park area & Community Orchards immediately to the west. Contact a REALTOR&reg; today for more info or to view! This property won't last long on the market!