



**6406 94A Street  
Grande Prairie, Alberta**

**MLS # A2286317**



**\$429,900**

**Division:** Country Club Estates

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,222 sq.ft. **Age:** 1981 (45 yrs old)

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached

**Lot Size:** 0.13 Acre

**Lot Feat:** Back Yard, Landscaped

**Heating:** Floor Furnace, Natural Gas

**Water:** -

**Floors:** Laminate, Linoleum, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Aluminum Siding

**Zoning:** RE

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry

**Inclusions:** fridge, stove, dishwasher, washer, dryer,

Very well kept bungalow with developed basement and attached, heated garage situated in the desirable neighborhood of Country Club Estates. Wood fireplace on the main floor and a wood stove in the basement. Recent updates include, vinyl windows and exterior doors (2015), electrical box (2015), shingles (2019), and a new furnace (2024) West facing fenced backyard with a large deck, shed, apple tree, and berry bushes. Close to 3 schools, 2 parks, and located on a very low traffic side road. Making it ideal for families