



**GRASSROOTS**

REALTY GROUP

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**6105 95 Street  
Grande Prairie, Alberta**

**MLS # A2286322**



**\$649,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		
<b>Inclusions:</b>	N/A		

Rare opportunity backing onto Grande Prairie Golf & Country Club and access to natural trail system along Bear Creek! This beautifully renovated 6 bedroom split-level home with walkout fourth level offers the perfect blend of space, character, and flexibility in one of Grande Prairie's most sought-after neighborhoods!!! From the moment you step onto the welcoming front veranda and into the expansive entryway, you'll appreciate the light-filled design and unique architectural details that make this home truly unforgettable. Skylights, glass accents, alcoves, and charming nooks create an airy atmosphere full of warmth and personality — and yes, it still smells like fresh paint! Well appointed Master suite with walk in closet, 5 piece ensuite including shower and jetted soaker tub! Vaulted Ceilings and glass accents! 2 more huge bedrooms with large closets and vaulted ceilings and bathroom make up the top floor. The main level is designed for both entertaining and everyday living, featuring a spacious formal living room open to the dining area, plus a large updated kitchen complete with modern appliances, gas stove, and cozy eating nook overlooking the mature backyard. The third level offers even more living space with a family room featuring built-ins, fireplace, oversized windows, an additional bedroom, and bathroom with laundry rough-in. Downstairs, the fully developed 4th and 5th levels provide incredible flexibility with walk-out access, a second kitchen, two bedrooms, bathroom, rumpus room, laundry, and storage — ideal for extended family, guests, teenagers, or potential rental revenue. Outside, enjoy mature trees, private walkways, a walk-out patio, oversized utility shed with overhead door, and direct access to the golf course lifestyle right from your backyard. If your family is looking for room to grow, multi-generational living potential, and an

unbeatable location backing onto the golf course, this is the one you've been waiting for. Homes like this rarely come available &mdash; book your showing today!