



GRASSROOTS

REALTY GROUP

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6105 95 Street
Grande Prairie, Alberta

MLS # A2286322



\$695,000

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

Heating:	Boiler, In Floor
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: 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
— book your showing today!