



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6613 97 Street
Grande Prairie, Alberta

MLS # A2324908



\$489,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,323 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, Private		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG General Residential
Utilities:	-

Inclusions: N/A

Steps from multiple schools and parks... minutes from southside amenities... fully developed family home... in Country Club West... welcome home. Nestled on a quiet street in one of Grande Prairie's most sought-after neighbourhoods, this beautifully maintained home offers the perfect combination of comfort, space, and location. The inviting main living area welcomes you with soaring vaulted ceilings, a cozy gas fireplace, and an abundance of natural light. The kitchen is designed for both everyday living and entertaining, featuring stainless steel appliances, a walk-in pantry, garburator, functional island, spacious dining area, and direct access to the large, private backyard. The main floor also includes two generously sized bedrooms and a full 4-piece bathroom. Upstairs, you'll find a secluded primary retreat complete with a large walk-in closet and a private 4-piece ensuite featuring a relaxing jetted tub. The fully developed basement adds even more living space with a spacious family room, an additional bedroom, a versatile flex room perfect for a home office or gym, a 3-piece bathroom, and a sizeable finished laundry room. Additional highlights include a fully painted and heated double attached garage, central air conditioning, under-deck storage, and an attractive aggregate stone driveway. Living in Country Club West means enjoying exceptional access to the golf course, the South Bear Creek Recreation Area, scenic walking trails, parks, schools, and all of the southside amenities that make this one of Grande Prairie's most desirable communities. This is a home that truly offers space, comfort, and an outstanding lifestyle.