



GRASSROOTS
REALTY GROUP

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6409 98 A Street
Grande Prairie, Alberta

MLS # A2325678



\$539,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,312 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SHED , HOT TUB , POOL

WELCOME TO COUNTRY CLUB WEST! If you've been searching for a home with a truly massive backyard, your search ends here! Situated on a quiet street in one of Grande Prairie's most sought-after neighborhoods, this beautifully maintained 5-bedroom, 3-bathroom home offers the perfect blend of comfort, space, and outdoor living. The bright, open main floor is filled with natural light and features a spacious kitchen with beautiful oak cabinetry, plenty of counter space, and a large dining area complete with a charming bay window seat and direct access to the backyard. The inviting family room is centered around a cozy gas fireplace, creating the perfect place to relax with family and friends. The spacious primary bedroom offers a walk-in closet and a private 3-piece ensuite, while two additional bedrooms and another full 4- piece bathroom complete the main level. Downstairs you'll find a large, open family and recreation area, two more generously sized bedrooms, and another full bathroom, providing plenty of room for a growing family or overnight guests. There is also a spacious laundry room and plenty of extra storage space. The double garage is heated and offers great storage as well. Step outside and discover your own backyard retreat! The south-facing yard is beautifully landscaped and designed for entertaining and family enjoyment. Features include a large two-tier deck with a covered upper level, natural gas BBQ hookup, plus a lower deck with a hot tub. Just steps away is an above-ground pool, making this the ultimate summer hangout. You'll also appreciate the garden area, storage shed, firepit, and the added privacy of backing onto an easement with no immediate rear neighbors. Additional updates include shingles replaced approximately three years ago. Conveniently located close to two schools, walking trails, a dog park, and ball diamonds, this

exceptional home offers everything your family needs both inside and out. Don't miss your opportunity to own this incredible property—book your private showing today!