



GRASSROOTS
REALTY GROUP

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6309 93 Street
Grande Prairie, Alberta

MLS # A2332586

\$330,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	977 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	rs
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Welcome to a truly one-of-a-kind family home nestled in a quiet, mature neighborhood. This 3-bedroom, 2-bathroom 4-level split combines classic charm. Inside, the main-floor balcony provides an impressive view down into the warm, inviting living room anchored by a wood fireplace. Down the hall, you'll find three comfortable bedrooms and a fully renovated main bath. Big-ticket items are already checked off your list with a new roof and newer windows installed throughout.