



GRASSROOTS
REALTY GROUP

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6121 96 Street
Grande Prairie, Alberta

MLS # A2212647



\$525,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Private		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bidet, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks

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

Inclusions: window coverings, garage door opener & remote, garage heater, shed

Located in one of the extremely desirable Country Club Estates loops; you will find this large 2 storey home on a private lot. This home is 2368 square feet above ground. It features a formal living room near the front entrance, double doors can separate the living and formal dining room. The kitchen has ample cabinet space, white appliances (wall oven & new cooktop), and flows nicely to the dinette area, with many windows which provides lots of natural light. The sunken family room is off the dinette area and has a real wood burning fireplace. Rounding out the main floor is a bathroom, laundry area/storage area near the door to the heated TRIPLE CAR garage. On the second floor you will find FOUR (4) bedrooms. The master is huge with a nice walk in closet, window seat, large ensuite with a jetted tub and separate shower. The second level bathroom has a tub/shower, double sinks, toilet & bidet. The basement has ample space for a pool table, tv area and office area and tons of storage space. The backyard is spacious, very private with trees, has a deck, nice matching shed & firepit area. The driveway could even accommodate your RV. The house has brand new PEX water lines (\$11,000) & new shingles (\$16,000) and a newer high efficiency furnace. Located close to the Grande Prairie Golf & Country Club, walking & biking trails, South Bear Creek Park, & schools. If you are looking to get into one of the most prestigious locations in GP, here is your chance. Contact your Realtor to check out this home today.