



**GRASSROOTS**  
REALTY GROUP

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**6406 98 Street  
Grande Prairie, Alberta**

**MLS # A2214593**



**\$469,900**

**Division:** Country Club West

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 1,224 sq.ft. **Age:** 1999 (26 yrs old)

**Beds:** 5 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** See Remarks

**Heating:** Forced Air, Natural Gas, See Remarks

**Floors:** See Remarks

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** fridge, stove, dishwasher, blinds, curtain rods,

Fully finished 5 bedroom house in Country Club! This home is located across from a school on a relatively quiet street. Upstairs you will find a well laid out floor plan. The kitchen, living and dining area are all a good size. The home is very modern and bright. Down a short hallway you will find 3 bedrooms, 2 bathrooms which includes a great primary bedroom with a en-suite and closet. The basement shows really well with large windows, fireplace, stunning laundry room, a bathroom and 2 more bedrooms. The backyard has a newer deck, greenhouse, is private and is an overall nice space. Summary: A turn key home, 5 bedrooms, 3 bathrooms, nice location, nice neighborhood! We look forward to you seeing this home and making it home for you and your family!