



GRASSROOTS
REALTY GROUP

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**6610 98C Street
Grande Prairie, Alberta**

MLS # A2224159



\$479,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,354 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	ICF Block
Features:	High Ceilings, Kitchen Island

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

Inclusions: N/A

Located in the highly desirable Country Club West subdivision, this impeccably maintained 5-bedroom, 3-bathroom bi-level offers 1380 sq. ft. of functional living space on the main floor, with a fully developed basement - ideal for families or anyone seeking space, comfort, and convenience. The bright main floor features an open concept living room and kitchen with stainless steel appliances, including a gas range, ample counter space, and a dining area with direct access to the south-facing backyard. The primary bedroom includes a walk-in closet and a newly renovated 4-piece ensuite with cohesive, spa-like finishes. Two additional bedrooms and another full bath with ample storage space complete the main level. Downstairs, you'll find a large family room with big, bright windows, a gas fireplace, and two generous bedrooms. The 3-piece bathroom features a steam shower with red light therapy, and there's also a well designed laundry area, a designated storage room, and newer flooring throughout most of the home. Outside, enjoy a fully fenced and landscaped backyard with mature trees, a ground-level patio, and a private rear deck which is perfect for entertaining or relaxing. This home boasts long-lasting architectural shingles that were done recently to give more peace of mind in our strong winds and harsh weather conditions. With easements on the side and rear of the property, this home also offers additional privacy. Situated just steps from two schools, golf courses, ball diamonds, dog parks, and city walking trails, this home is located in a vibrant, family-friendly neighborhood. This is the one you've been waiting for, schedule your private tour today!