



GRASSROOTS
REALTY GROUP

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6106 94 Street
Grande Prairie, Alberta

MLS # A2225895



\$519,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,390 sq.ft.	Age:	1989 (36 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Heated G		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Tankless Hot Water		

Inclusions: garage heater, shed, "Hot tub is negotiable "

Nestled in a quiet loop across from a kids park in the highly desirable Country Club neighborhood of Grande Prairie, this beautifully updated home offers a functional custom layout perfect for families, featuring four bedrooms upstairs, a spacious main floor with an open-concept kitchen and family room, a formal dining area, and a front living room or library adorned with custom bookshelves. Enjoy the incredible location right across from a kids' park and backing onto an easement that connects to the Bear Creek Trail system with 2 schools in the neighborhood. This property boasts abundant parking, including a triple-wide driveway, dedicated RV parking (53' deep from the front of the garage back with 10' side access), plus ample street parking along the park. Upgrades include a modernized kitchen, newer windows (most triple-pane), a high-efficiency furnace, and hot water on demand. The massive 22'x24' heated, insulated garage, and the huge 15'x12' primary bedroom with a walk-in closet and a custom tile shower ensuite add to the appeal. The finished basement features two oversized bedrooms, a rec room, a full bathroom, and a cold room—truly a move-in ready gem in one of Grande Prairie's most sought-after areas. The Gorgeous back yard is fenced with chain link and has many shade trees and is very private!