



GRASSROOTS
REALTY GROUP

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6610 94 Street
Grande Prairie, Alberta

MLS # A2235830



\$339,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings, home theatre system, garden shed.

Cute as a button & packed with value in Country Club Estates! This fully developed gem is located right in the heart of Country Club Estates, directly across from a park and beautiful green space. It's the kind of home that just feels welcoming from the moment you walk in. The main floor offers a cozy living room, a spacious dining nook, and a gorgeous kitchen with sleek cabinetry and eye-catching countertops. Down the hall, you'll find a full, generously sized bathroom with beautiful white counters, two bedrooms, and a roomy primary suite featuring a walk-in closet and half bath. The basement is fully developed and can be accessed by a side entrance. There's an additional bedroom, a full bathroom, an oversized laundry room, that could double as a workshop or hobby space, and best of all—a full theatre room! It's all set up and ready for movie nights. The backyard is massive and offers you a paved patio area, garden space, a shed, and a large grass area!! This backyard will be the SPOT to hangout in the summer months. There is even enough space to build that dream shop & have a massive yard! Upgrades include newer shingles, hot water tank and furnace. This home is a true diamond and will get scooped up fast! Call your agent & book your showing before you miss out!