



GRASSROOTS
REALTY GROUP

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6334 93 Street
Grande Prairie, Alberta

MLS # A2238794



\$344,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Pri		

Heating:	Forced Air	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Location, location, location! This fully developed bungalow is tucked away on a quiet loop in the always coveted Country Club Estates - surrounded by parks, playgrounds, schools, walking paths and of course the Grande Prairie Golf & Country Club! Stepping into the home you'll find a spacious main living room with ample natural light and a scenic view of the peaceful green space across the street, adjacent to the kitchen with a separate dining area & vinyl plank flooring throughout. Down the hall plays host to 3 bedrooms, including the primary with a convenient 1/2 en-suite + the main 4pc bathroom. The finished basement is a perfect place to host guests with a cozy wood stove nestled in the wide open entertainment space, along with an additional 3pc bathroom, a den with closet + storage galore! Enjoy the perks of a mature neighbourhood with shrubbery, crab apple trees and greenery all around, as the large backyard provides an ideal space for all sorts of summer activities! Contact your REALTOR® of choice and book your tour today!