



GRASSROOTS
REALTY GROUP

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**6102 93 A Street
Grande Prairie, Alberta**

MLS # A2254398



\$559,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,045 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Garden, Lawn, Paved		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	restricted residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Sump Pump(s)		

Inclusions: dishwasher, electric oven, electric stove, gas water heater, microwave, refrigerator, range hood, washer, dryer

****Dream Home Alert! Your Perfect Blend of Comfort, Charm, and Prime Location Awaits**** Ready to make a move? This stunning gem in the coveted Country Club Estates could be yours—rarely do these beauties hit the market! Nestled backing onto lush parkland, this fully upgraded home combines modern elegance with family-friendly convenience. Picture yourself enjoying the close proximity to pristine golf courses, scenic Bear Creek trails, top-rated schools, family-friendly playgrounds, and a variety of fantastic restaurants—everything you need is just moments away. Step inside to discover a chef's dream kitchen featuring dove-tailed cabinetry, upgraded appliances, and a charming Heartland stove paired with a butcher block island—perfect for entertaining or cozy family meals. Beautiful hardwood flooring flows throughout, while the vaulted ceilings in the main level add a sense of airy sophistication as you move effortlessly from the kitchen to the dining area and into one of three spacious living rooms. Upstairs, find three generous bedrooms, including a large Primary suite with a walk-through closet leading to a beautiful four-piece ensuite—your private retreat after a busy day. On the main level—another large living area complete with a cozy wood-burning fireplace offers versatile space for family fun or relaxation. From here, step into a bright 16x13.5 ft sunroom, perfect for morning coffees or evening drinks, with direct access to your all-season deck and backyard oasis. Whether you're gardening, relaxing, or hosting parties, this backyard is a personal retreat onto greenspace and parkland. The basement is an entertainer's paradise—spacious, open, and full of potential. It features an additional bedroom, den, cold storage, and a full bathroom, plus a generous entertainment area that

runs the entire house length. RV parking and a large shed offer plenty of storage for toys and tools. Don't miss out on this rare opportunity! Come see this gorgeous home today and experience the perfect blend of tranquility, convenience, and community.