



GRASSROOTS
REALTY GROUP

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6110 93A Street
Grande Prairie, Alberta

MLS # A2257541



\$675,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Country Club Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,926 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pie Shaped Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Storage | | |

Inclusions: NA

This stunning 2-storey home is located in the most desirable subdivision of Grande Prairie, Country Club Estates, just steps from the Grande Prairie Golf & Country Club, Bear Creek trails, and two excellent schools. Offering 4 bedrooms and 4 bathrooms, the home features a spacious and functional layout with soaring ceilings and a beautiful dining area off the foyer that flows into the open-concept kitchen, dining nook, and living room with a cozy fireplace. The kitchen is finished with luxurious granite countertops and stainless steel appliances, and hot water on demand provides added convenience. Upstairs, the primary suite includes a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The fully finished basement offers a large rec room, an additional bedroom, full bathroom, and laundry. A 742 sq ft heated triple car garage ensures plenty of room for parking and storage. Outside, the beautifully landscaped yard is a true highlight, featuring a large deck with multiple sitting areas, mature trees, vibrant flowers, custom lighting, and full fencing for privacy. This property perfectly combines high-end finishes, outdoor beauty, and prime location in Grande Prairie's premier neighborhood.