



6406 94A Street
Grande Prairie, Alberta

MLS # A2267128



\$399,900

Division: Country Club Estates

Type: Residential/House

Style: Bungalow

Size: 1,222 sq.ft. **Age:** 1981 (45 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.13 Acre

Lot Feat: Back Lane, Fruit Trees/Shrub(s), Landscaped

Heating: Floor Furnace, Forced Air

Water: -

Floors: Laminate, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Aluminum Siding

Zoning: RE

Foundation: Poured Concrete

Utilities: -

Features: Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry

Inclusions: fridge, stove, dishwasher, washer, dryer

Very well kept bungalow with developed basement and attached, heated garage situated in the desirable neighborhood of Country Club Estates. Wood fireplace on the main floor and a wood stove in the basement. Recent updates include, vinyl windows and exterior doors (2015), electrical box (2015), shingles (2019), and a new furnace (2024) West facing fenced backyard with a large deck, shed, apple tree, and berry bushes. Close to 3 schools, 2 parks, and located on a very low traffic side road. Making it ideal for families