



GRASSROOTS
REALTY GROUP

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6337 93 Street
Grande Prairie, Alberta

MLS # A2267885



\$349,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,072 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions:	Negotiable
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This beautifully renovated four bedroom, three bathroom home in desirable Country Club Estates offers bright, comfortable living with an open concept main floor perfect for everyday life and entertaining. The boot room entryway with built-in storage opens into a welcoming space that seamlessly connects the kitchen, dining, and living areas. Upstairs features the primary bedroom with a walk-in closet and ensuite, plus another bedroom and full bathroom. The lower level includes two additional bedrooms and a full bath, while the basement provides laundry and plenty of storage space. Recent updates include a new roof, furnace approximately 8 years old, hot water tank 3 years old, fridge 2 years old, and a brand new dishwasher. Step outside to enjoy a large, private backyard with no rear neighbors, the kind of outdoor space Country Club is known for. Set in a quiet cul-de-sac across from a park and just steps from the Grande Prairie Golf & Country Club, Bear Creek trails, ball diamonds, the off-leash dog park, Eastlink Multiplex, and two great schools, this is southside living at its best. Country Club Estates is a quiet, established neighborhood surrounded by green space and close to every city convenience, a wonderful place to call home.