



GRASSROOTS
REALTY GROUP

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**6509 99 Street
Grande Prairie, Alberta**

MLS # A2268411



\$510,000

Division:	Country Club West		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,350 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Dog Run Fenced In, Landscaped, Lawn, Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Come on into your new home, where this unique home is currently set up as an AIRBNB, with both up and downstairs units averaging \$7,000/month in revenue. Wow!! Walk into the bright and well laid out floor plan in this well maintained 4 level split. Newer flooring throughout the whole house! Large living area with formal dining start out the main floor of this home. A very spacious eat in kitchen with lots of counter space, island and back door leading to a fabulous back yard finish off the main level. Upstairs find a large master bedroom with walk in closet and 3 piece en-suite, 2 more bedrooms and the main bathroom complete this upper level. The third level you will find large daylight windows to let in the natural light, a built in fireplace in the ample sized second living space, a large 4th bedroom, bathroom, and laundry space with the walk out to the second private entry. Level number 4! brings you a very large 5th bedroom, a second en-suite bath, a living space and an extra kitchen with corner pantry! How cool is that? Outside find a ton of perennials, trees, nice deck , dog run and a nicely done fire pit area to enjoy those summer nights! There is a double car attached garage to round this home off. What more could you want? Call today to set up your private showing of this wonderful home!