



**6601 97 Street
Grande Prairie, Alberta**

MLS # A2301245



\$490,000

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,363 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Pie Shaped Lot, Street Lighting, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Backyard goals with unbeatable access. Backing directly onto the Montrose skating rink, this home is perfectly positioned for families. Just steps from the easement connecting you to Aspen Grove and Montrose School, plus a quick walk to the Southside DQ and nearby shopping. Tucked in a quiet cul-de-sac in Country Club West, this well-maintained 5 bed, 3 bath home offers a bright kitchen with white cabinets and granite, a dining area leading to a partially covered deck, and a large private backyard. Functional space is dialed in with a double attached garage and additional storage under the deck. Custom built by Gordey Homes with thoughtful upgrades throughout, including in-floor heat and a spacious basement with 9 ft ceilings.