



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6102 96 Street
Grande Prairie, Alberta**

MLS # A2097592



\$724,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,481 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, F		

Heating:	Baseboard, Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This one of a kind newly renovated from top to bottom custom home in Country Club Estates is now available for sale! Main level is absolutely stunning with massive two storey south facing windows looking out back to the private yard that looks onto greenspace / golf course. The main level has brand new high end vinyl plank installed throughout, and fresh paint to make this home feel new and refreshed. Your great room features double sided fireplace, massive vaulted ceilings and an open concept feel that connects you to the massive dining room and incredible kitchen. Kitchen is a chef's dream with large quartz island, built in gas stove with stunning custom rock range and pot filler. Additionally you'll find built in fridge, double oven, prep sink, wine cooler, and copper sink in island. Main level also features large office and bedroom with 3 piece ensuite. Upper level has walking bridge that leads to large bedroom with 2 piece ensuite and then on opposite side, Master bedroom. Master has feature wall with wood burning fireplace, open half wall looking over dining room. Ensuite is an amazing 5 piece with soaking tub, his/her sinks + makeup counter, beautiful custom shower, water closet, then access to large walk-in closet with custom cabinets. Basement was recently completed with new entertainment room, 2 bedrooms, oversized 3 piece bathroom with dry sauna. Large utility room has been converted to gym room to compliment lower level. Double car garage is fully completed and heated to complete the home. What really makes this home stand out is the backyard. Fully landscaped with lots of privacy, multi tiered deck and patio with custom built BBQ / outdoor kitchen which makes it the prime setting for hosting and enjoying the summer with it's south facing yard onto green space / golf course. This home has in floor heating with new boiler, new

furnace, new shingles, newer AC, new lights, new auto blind system for windows, the custom upgrades are truly tough to value without seeing it in person.