



GRASSROOTS
REALTY GROUP

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6409 96 Street
Grande Prairie, Alberta

MLS # A2127189



\$404,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,580 sq.ft.	Age:	1985 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, See Remarks		

Inclusions: n/a

Welcome to the highly sought after neighborhood of Country Club Estates. Numerous updates have been done to the home with new shingles, all new windows, fresh paint and so much more. This 5 bed 3.5 bath home is truly unique offering a rare floor plan of a 5 level split. Great home to raise a family in. With the peace and tranquility offered in this subdivision and having an easement in the backyard for added privacy, this is a must buy and won't last long. Covered deck protecting you from the wind and added benefit of being able to enclose in the winter makes BBQ season year round. Call the realtor you put your name too and get booked for a viewing asap.