



**6122 98 Street  
Grande Prairie, Alberta**

**MLS # A2144276**



**\$535,000**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Underground Sprinkler		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Walk-In Closet(s)		

**Inclusions:** Central Vac & attachments, all light fixtures, all window coverings, GDO + control(s)

Location is everything and this custom one owner home has just that! Located in one of the most desirable neighborhoods in Grande Prairie, close to an off-leash dog park and a walking system that will take you all the way from Bear Creek to the Dunes. This home has a peaceful ambiance backing onto green space, offering you privacy and a feel for nature while also giving you a park view in the front. The vaulted ceilings will welcome you inside to the main level where natural light sweeps throughout. The main floor offers you not one, but TWO living areas, your own office (or bedroom), a bathroom, and the kitchen! Follow the stairs and on the upper level you will be pleased with the 2 spare/kids' bedrooms, a main bathroom, and a primary suite you can relax in daily. The Primary has all the bells and whistles, and you can enjoy the convenience of having a walk-in closet and an ensuite with a lovely, jetted tub and dual vanities - time to kick back and relax in the evening. The basement was recently developed in 2019 and offers you 2 more bedrooms (one with a HUGE walk-in closet), a living area, a full bathroom, and the icing on the cake is the kitchenette! This is a great space for out-of-town guests, teens, or just an entertaining space. The heated garage is a perfect spot to park the cars and tinker on projects. Enjoy other features like irrigation front and back plus a central vac! This home has a location that is next to none and the inside has been well cared for and it shows. Jump on the opportunity to own this beauty. Call your favorite agent and schedule a viewing today.