



6429 96 Street
Grande Prairie, Alberta

MLS # A2157061



\$337,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,123 sq.ft.	Age:	1987 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to your dream home in the coveted Country Club neighborhood! Located on a quiet street, across the street from a playground, this charming, one-owner 4-level split is brimming with character and ready to sweep you off your feet the moment you step inside. As you enter, you'll be captivated by the bright, airy living room featuring soaring high ceilings adorned with timeless wood accents, stunning vinyl plank flooring, and a delightful bay window that floods the space with natural light. The heart of this home is the enchanting kitchen, where updated cabinetry meets sleek stainless steel appliances, offering ample pantry space complete with pull-out shelving. The cozy dining area invites you to enjoy intimate family dinners, making every meal a special occasion. Upstairs, the elegant vinyl plank flooring continues through the hallway and into the serene master suite. Here, you'll find a spacious closet and a pristine 3-piece ensuite with stand-up shower. Two additional bedrooms and a full bathroom with a large Jacuzzi tub—perfect for the kids at bath time—complete the upper level. The third level is ideal for family gatherings, offering a perfect space for a rumpus room, as well as a convenient half bath/laundry room combo and a fourth bedroom. The home doesn't stop there—the unfinished fourth level is a blank canvas awaiting your creative touch. Whether you envision a craft area or a small workshop, the possibilities are endless. Storage is abundant, with built-in shelving and a crawl space to keep your belongings organized. With thoughtful upgrades over the years, this home provides peace of mind. The roof and windows were updated approximately 10 years ago, and the furnace and hot water tank are about 5 years old. The front yard is a picturesque scene, boasting an array of perennials and lush shrubbery. The large,

fully fenced backyard offers plenty of space to play and a good deal of privacy is extended with the easements on the both the back and south side of the property in addition to the mature spruce trees. This Country Club cutie won't last long! Call your favorite realtor today to schedule a viewing and make this charming home yours.