



**6130 98 Street
Grande Prairie, Alberta**

MLS # A2189313



\$565,000

Division:	Country Club West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,282 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Brush, Low Maintenance Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: There is a small bar fridge that goes onto the deck that is located in the garage, all furniture is negotiable except for bedroom set in primary bedroom and piano

This spacious two-story residence spans over 2,200 square feet and is situated in the desirable neighborhood of Country Club West, backing onto a serene retention pond with no rear neighbors and featuring a playground at the front of the home. The backyard boasts tiled concrete pad, Trex decking, a built-in barbecue, and a stunning custom rock fireplace. Additionally, Bear Creek trails are conveniently located right in your backyard. The generous kitchen includes a large island and a breakfast nook that overlooks the backyard. The layout features a dedicated dining room and a living room adjacent to the kitchen, as well as a formal sitting room equipped with a two-sided gas fireplace. The exterior showcases high-end cedar shakes complemented by concrete siding. The primary bedroom is spacious and includes an impressive walk-in closet and a relaxing ensuite bathroom. There are two additional rooms on the upper floor, one of which could serve as a flexible space. The basement has in-floor heating and is thoughtfully designed with a bedroom featuring an attached bathroom, a family room, and another flexible room. The double garage is roomy and includes in-floor heating for added comfort. In total, this home comprises four bedrooms and four bathrooms, offering ample space for comfortable living.