



**6417 98A Street
Grande Prairie, Alberta**

MLS # A2196441



\$549,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,379 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Shed

Tucked away in the heart of the highly sought-after Country Club West, this beautifully maintained and fully developed modified bi-level sits on an enormous 7,664 sq. ft. pie-shaped corner lot, backing onto an easement and offering an unbeatable combination of space, privacy, and convenience. Located just one block from two K-8 schools and three blocks from endless scenic trails, this home is in one of the most desirable neighborhoods within city limits. The yard is a true outdoor oasis, featuring mature trees, lush landscaping, a fully fenced perimeter, a ground-level patio with a cozy firepit, and an expansive wraparound deck complete with a natural gas hookup for summer BBQs. The oversized driveway offers ample parking with potential for RV storage, while the insulated garage is finished with OSB and includes hot and cold water taps for added functionality. Inside, the open-concept main floor boasts soaring vaulted ceilings, upgraded laminate flooring, and a warm gas fireplace that creates a welcoming atmosphere. The gleaming white kitchen features brand-new cabinets, sleek countertops, a chic backsplash, a central island, and stainless steel appliances. The main floor also includes a bright living space, two spacious bedrooms, a four-piece bathroom, and a convenient laundry room. Perched above the garage, the luxurious primary suite offers the perfect retreat with his-and-hers closets and a private three-piece ensuite. Downstairs, the fully developed basement is designed for entertaining and relaxation, featuring high ceilings, large windows that flood the space with natural light, a massive family room, an additional bedroom, a full bathroom, and a separate entrance to the garage. Recent updates include new shingles, flooring, paint, cabinetry, countertops, backsplash, trim, and doors, ensuring a modern and refreshed look throughout. This

home presents a rare opportunity to own a move-in-ready property on a massive lot in an unbeatable location. Don't miss your chance—schedule a private viewing today!