



**GRASSROOTS**  
REALTY GROUP

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**6121 96 Street  
Grande Prairie, Alberta**

**MLS # A2212647**



**\$525,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,368 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Landscaped, Private		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Bidet, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** window coverings, garage door opener & remote, garage heater, shed

Located in one of the extremely desirable Country Club Estates loops; you will find this large 2 storey home on a private lot. This home is 2368 square feet above ground. It features a formal living room near the front entrance, double doors can separate the living and formal dining room. The kitchen has ample cabinet space, white appliances (wall oven & new cooktop), and flows nicely to the dinette area, with many windows which provides lots of natural light. The sunken family room is off the dinette area and has a real wood burning fireplace. Rounding out the main floor is a bathroom, laundry area/storage area near the door to the heated TRIPLE CAR garage. On the second floor you will find FOUR (4) bedrooms. The master is huge with a nice walk in closet, window seat, large ensuite with a jetted tub and separate shower. The second level bathroom has a tub/shower, double sinks, toilet & bidet. The basement has ample space for a pool table, tv area and office area and tons of storage space. The backyard is spacious, very private with trees, has a deck, nice matching shed & firepit area. The driveway could even accommodate your RV. The house has brand new PEX water lines (\$11,000) & new shingles (\$16,000) and a newer high efficiency furnace. Located close to the Grande Prairie Golf & Country Club, walking & biking trails, South Bear Creek Park, & schools. If you are looking to get into one of the most prestigious locations in GP, here is your chance. Contact your Realtor to check out this home today.