

**6121 96 Street
Grande Prairie, Alberta**

MLS # A2130943



\$512,400

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	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: shed

PRICE REDUCED!!!! 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 & brand 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 half bath, 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 home has a newer high efficiency furnace. The backyard is spacious, very private with trees, has a deck, nice matching shed & firepit area. The driveway could even accommodate your RV. House & shed have BRAND NEW SHINGLES - \$16,000 of value! 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.