



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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6121 96 Street
 Grande Prairie, Alberta

MLS # A2067913



\$519,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,368 sq.ft.	Age:	1989 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Flag Lot, Irregular Lot, Landscaped, Private		

Heating: High Efficiency, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Cedar Shake

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, garage door opener/remote, garage heater,

Located in Country Club Estates; one of the most desirable neighbourhoods, you will find this large two storey home on a large corner 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 & 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. 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, here is your chance. Contact your Realtor to check out this home today.