

# **\$525,000 - 6121 96 Street, Grande Prairie**

MLS® #A2212647

## **\$525,000**

4 Bedroom, 3.00 Bathroom, 2,368 sqft

Residential on 0.16 Acres

Country Club Estates., Grande Prairie, Alberta

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.

Built in 1989

### Essential Information

MLS® #	A2212647
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,368
Acres	0.16
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6121 96 Street
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2C7

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bidet, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Landscaped, Private, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	5
Zoning	RR

## Listing Details

Listing Office	RE/MAX Grande Prairie
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