

6106 94 Street  
Grande Prairie, Alberta

MLS # A2225895

\$519,900

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Country Club Estates   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 2,390 sq.ft.   | Age:   | 1989 (36 yrs old) |
| Beds:     | 6  | Baths: | 3 full / 1 half   |
| Garage:   | Additional Parking, Double Garage Attached, Garage Door Opener, Heated G |        |                   |
| Lot Size: | 0.20 Acre  |        |                   |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind                       |        |                   |

|             |   |            |    |
|-------------|---|------------|----|
| Heating:    | Forced Air  | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Hardwood                        | Sewer:     | -  |
| Roof:       | Cedar Shake   | Condo Fee: | -  |
| Basement:   | Finished, Full  | LLD:       | -  |
| Exterior:   | Concrete, Wood Frame                                  | Zoning:    | RR |
| Foundation: | Poured Concrete                                       | Utilities: | -  |
| Features:   | Built-in Features, Kitchen Island, Tankless Hot Water |            |    |

Inclusions: garage heater, shed, "Hot tub is negotiable "

Nestled in a quiet loop across from a kids park in the highly desirable Country Club neighborhood of Grande Prairie, this beautifully updated home offers a functional custom layout perfect for families, featuring four bedrooms upstairs, a spacious main floor with an open-concept kitchen and family room, a formal dining area, and a front living room or library adorned with custom bookshelves. Enjoy the incredible location right across from a kids' park and backing onto an easement that connects to the Bear Creek Trail system with 2 schools in the neighborhood. This property boasts abundant parking, including a triple-wide driveway, dedicated RV parking (53' deep from the front of the garage back with 10' side access), plus ample street parking along the park. Upgrades include a modernized kitchen, newer windows (most triple-pane), a high-efficiency furnace, and hot water on demand. The massive 22'x24' heated, insulated garage, and the huge 15'x12' primary bedroom with a walk-in closet and a custom tile shower ensuite add to the appeal. The finished basement features two oversized bedrooms, a rec room, a full bathroom, and a cold room—truly a move-in ready gem in one of Grande Prairie's most sought-after areas. The Gorgeous back yard is fenced with chain link and has many shade trees and is very private!