

6130 98 Street  
Grande Prairie, Alberta

MLS # A2189313



## \$565,000

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Brush, Low Maintenance Landscaping		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Skylight(s), Storage, Walk-In Closet(s)

**Inclusions:** There is a small bar fridge that goes onto the deck that is located in the garage, all furniture is negotiable except for bedroom set in primary bedroom and piano

This spacious two-story residence spans over 2,200 square feet and is situated in the desirable neighborhood of Country Club West, backing onto a serene retention pond with no rear neighbors and featuring a playground at the front of the home. The backyard boasts tiled concrete pad, Trex decking, a built-in barbecue, and a stunning custom rock fireplace. Additionally, Bear Creek trails are conveniently located right in your backyard. The generous kitchen includes a large island and a breakfast nook that overlooks the backyard. The layout features a dedicated dining room and a living room adjacent to the kitchen, as well as a formal sitting room equipped with a two-sided gas fireplace. The exterior showcases high-end cedar shakes complemented by concrete siding. The primary bedroom is spacious and includes an impressive walk-in closet and a relaxing ensuite bathroom. There are two additional rooms on the upper floor, one of which could serve as a flexible space. The basement has in-floor heating and is thoughtfully designed with a bedroom featuring an attached bathroom, a family room, and another flexible room. The double garage is roomy and includes in-floor heating for added comfort. In total, this home comprises four bedrooms and four bathrooms, offering ample space for comfortable living.