

# \$849,000 - 6101 96a Street, Grande Prairie

MLS® #A2212550

**\$849,000**

6 Bedroom, 5.00 Bathroom, 3,595 sqft

Residential on 0.38 Acres

Country Club Estates., Grande Prairie, Alberta

JUST REDUCED - This is the Your Dream Home! California Ranch-style custom built home featuring amazing character & design-definitely one of a kind! Built on 2 city lots with custom landscaping, an outdoor heated pool with multiple decks & entertaining areas. This home offers 3,595 sq ft. on the main floor & a fully developed basement, a 312 sq ft 3-Seasons, & a 33' x 33' triple car heated garage. There are 4 bedrooms + an office on the main floor with potential for 2+ additional large bedrooms in the basement. The main entrance foyer is spacious & impressive & opens up into the living room that features a beautiful ledge rock fireplace, cedar vaulted ceilings & a back wall showcasing full size windows & garden doors to an outside patio deck. It is an absolutely lovely space with the perfect light. The kitchen is unique in design with a proper cooking/work area & an integrated informal dining area & desk area. There is a skylight in the main informal dining area which eliminates using electricity for lighting during the daytime. The formal dining room accessed through French doors from the kitchen easily seats a party of 12+ with design of wainscoting, coffered ceilings, & a bay window looking out onto the neighborhood private park. There is an office & 2 pc. bathroom near the garage entrance. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access, perfect for bringing in your groceries. The north end



has 4 bedrooms & 3 full bathrooms. First is the primary bedroom with coffered ceilings & a fully renovated 5 pc. ensuite (large new soaker tub, new tile surround, new lighting) & a walk-in closet. There is a skylight in the ensuite & french doors to a back private outside patio. There are 2 additional bedrooms across the hall with a jack & jill bathroom (4 pc. & in-floor heat)& window seats. There is a spacious laundry room next to the bedrooms with tons of storage, a sink, & sewing area. Enjoy a 4th bedroom with it's own 3 pc. ensuite, vaulted cedar ceilings & a skylight; or this room could be a library, office, exercise room-it has a wood fireplace with ledgestone rock & has an entrance from the bedroom wing hallway, or the Living Room & also features french doors to enjoy a back patio the primary bedroom accesses. The fully finished basement has a pool table area, a dance floor, a home theatre area, & a bar. The theatre area is an open room, with a projector, & pull-down screen. There are 2 large bedrooms in the basement with a bathroom (large steam shower with cedar benches). The utility/storage room in the basement has 2 boilers for the in-floor heat throughout the house, hot water heater & the main shut-off for the in-ground sprinkler system. The yard is an oasis of privacy that is fully fenced & has several custom decks, a kidney-shaped heated salt water in-ground pool with a concrete deck(non-slip surface). This whole property is very impressive with many features!

Built in 1984

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2212550  |
| Price    | \$849,000 |
| Bedrooms | 6         |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 3,595       |
| Acres          | 0.38        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6101 96a Street       |
| Subdivision | Country Club Estates. |
| City        | Grande Prairie        |
| County      | Grande Prairie        |
| Province    | Alberta               |
| Postal Code | T8W 2C4               |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected, Phone Available, Satellite Internet Available, Underground Utilities |
| Parking Spaces | 7  |
| Parking        | Asphalt, Driveway, Triple Garage Attached  |
| # of Garages   | 3  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | French Door, Sauna, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Recreation Facilities, Skylight(s), Steam Room   |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Portable Dishwasher, Trash Compactor, Warming Drawer |
| Heating           | Boiler, Fireplace(s), Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 4   |
| Fireplaces        | Bedroom, Gas, Living Room, Wood Burning, Den, Stone, Sun Room   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard, Lighting, Private Entrance, Private Yard, Storage   |
| Lot Description   | Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Secluded, See Remarks, Street Lighting, Yard Lights |
| Roof              | Cedar Shake  |
| Construction      | Brick, Cedar   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 62               |
| Zoning         | RR               |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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