

# **\$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, Irregular Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	62
Zoning	RR

## Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.