

\$510,000 - 6509 99 Street, Grande Prairie

MLS® #A2268411

\$510,000

5 Bedroom, 4.00 Bathroom, 1,350 sqft

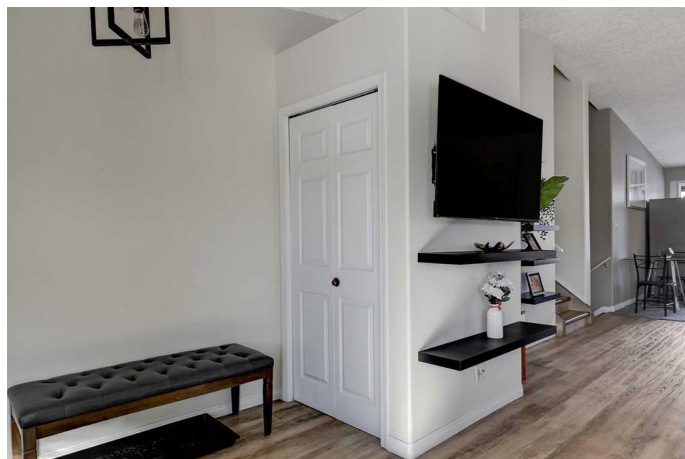
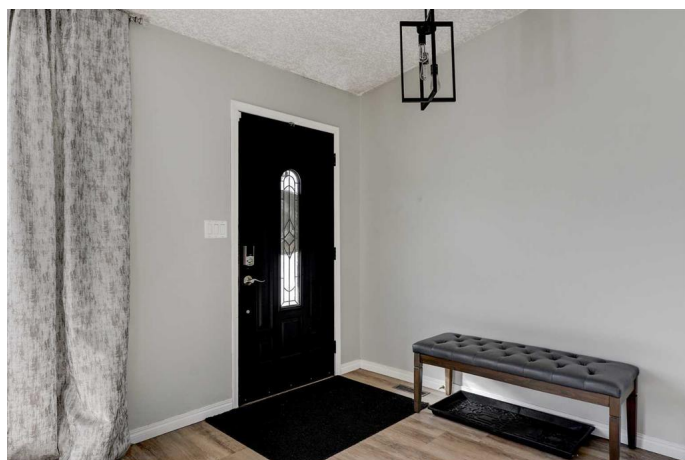
Residential on 0.13 Acres

Country Club West., Grande Prairie, Alberta

Come on into your new home, where this unique home is currently set up as an AIRBNB, with both up and downstairs units averaging \$7,000/month in revenue. Wow!! Walk into the bright and well laid out floor plan in this well maintained 4 level split. Newer flooring throughout the whole house! Large living area with formal dining start out the main floor of this home. A very spacious eat in kitchen with lots of counter space, island and back door leading to a fabulous back yard finish off the main level. Upstairs find a large master bedroom with walk in closet and 3 piece en-suite, 2 more bedrooms and the main bathroom complete this upper level. The third level you will find large daylight windows to let in the natural light, a built in fireplace in the ample sized second living space, a large 4th bedroom, bathroom, and laundry space with the walk out to the second private entry. Level number 4! brings you a very large 5th bedroom, a second en-suite bath, a living space and an extra kitchen with corner pantry! How cool is that? Outside find a ton of perennials, trees, nice deck, dog run and a nicely done fire pit area to enjoy those summer nights! There is a double car attached garage to round this home off. What more could you want? Call today to set up your private showing of this wonderful home!

Built in 1997

Essential Information



MLS® #	A2268411
Price	\$510,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,350
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	6509 99 Street
Subdivision	Country Club West.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2K8

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Dog Run Fenced In, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

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.