

**6106 94 Street**  
**Grande Prairie, Alberta**

**MLS # A2225895**



**\$519,900**

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

<b>Heating:</b>	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, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&rsquo; deep from the front of the garage back with 10&rsquo; 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&rsquo;x24&rsquo; heated, insulated garage, and the huge 15&rsquo;x12&rsquo; 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&mdash;truly a move-in ready gem in one of Grande Prairie&rsquo;s most sought-after areas. The Gorgeous back yard is fenced with chain link and has many shade trees and is very private!