

6402 96A Street  
Grande Prairie, Alberta

MLS # A2239712



**\$450,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Gazebo, La		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Treadmill, gym equipment in workout room, TV in front of treadmill, gazebo, snow blower, shed, lawn mower, aerator, garden tools, rain barrels, pressure washer

This home is a must-see! Pride of ownership shines through in this fully finished house tucked away on a quiet cul-de-sac. It's ideal for a growing family. Montrose K-8 School and the skating rink are right outside your back door, and Aspen Grove K-8 school is just around the corner. The main floor features vaulted ceilings, and the kitchen has been updated with new cabinets, countertops, and stainless steel appliances. Step outside through French doors from the dining room into your huge backyard oasis. Upstairs offers three bedrooms, including a master with an ensuite and a second full bathroom. The third level includes a cozy family room with a wood stove, another bedroom, and a combined bathroom and laundry area. On the fourth level, you'll find a bedroom that's used as a workout room, and you get to keep all the equipment! There is also an office and a large storage area filled with cupboards. The backyard is simply stunning with a big deck and gazebo, tall fencing, beautifully maintained landscaping, and different garden spots. It features a woodshed, fire pit, and mature trees that add privacy and charm. Roof replaced in 2019, windows updated throughout, hot water tank also from 2019, and new carpets are installed all over. Don't miss out on this great home; it won't last long. Contact your favorite realtor for a personal tour.