

6117 95 Street
Grande Prairie, Alberta

MLS # A2170168



\$424,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,530 sq.ft.	Age:	1987 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Irregular Lot, Landscaped, Many Trees, Private, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: None

Welcome to this well maintained home that is ready for you to make it your own! This property features a spacious open floor plan, perfect for modern living. The living and dining areas boast vaulted ceilings and elegant ash hardwood flooring, creating a bright and inviting atmosphere. The large kitchen is equipped with plenty of cabinets, a central island, and a convenient pantry. Adjoining the kitchen, the cozy family room features a wood-burning fireplace with stunning marble accents, perfect for relaxing evenings and for those hot summer days this home is equipped with Air Conditioning. The main floor laundry adds to the convenience, while the generously sized master bedroom offers a private 3-piece bath and a walk-in closet. Enjoy luxury in the main bath with a soothing jacuzzi tub. The fully developed basement is complete with two additional bedrooms, a 3-piece bath, and a den/family room area, along with plenty of storage and a workshop area. Situated on a quiet street, this home is ideally located near two schools and a golf course, with greenspace on the side, behind and across the road for added privacy and making it perfect for families and outdoor enthusiasts alike. Don't miss your chance to call this lovely property home! Note - new shingles in 2020 and no guarantee on jacuzzi tub - buyer accepts as is.