

# \$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 | 64               |
| Zoning         | RR               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.