

\$445,900 - 6505 99 Street, Grande Prairie

MLS® #A2239913

\$445,900

4 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.14 Acres

Country Club West., Grande Prairie, Alberta

This beautiful family home in the desirable Country Club West is just a few blocks from the Bear Creek walking trails, Bear Paw Golf Course, bike park, volleyball courts and baseball diamonds. Not to mention the numerous parks in the area!

Inside this home you will find vaulted ceilings and a spacious unconventional 4-level split layout. Walking in you find yourself in the living area, which flows right into the kitchen, dining and of course onto your back deck. Out here you will find yourself backing onto a T-easement, making your BBQ's as private as they can be in the city! Stone work, composite 2-tier deck, and lots of greenery will be your view.

Up the open staircase you will go to the upper level, where you will find two bedrooms and a 4-pc bathroom, as well as your master bedroom complete with 3-pc bath and walk in closet.

On the 3rd level and through the french doors is your movie room, complete with build-in speakers. Here you will also find an enormous bathroom/laundry room with a beautiful walk-in tiled shower.

Down to the 4th level is a massive bedroom, an open storage area that was used as a gym space, as well as your utility room and additional storage.

Make Country Club West your new stomping grounds and let the exploring begin! Call your trusted Realtor today to book a viewing.



Built in 1998

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2239913 |
| Price | \$445,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,264 |
| Acres | 0.14 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 6505 99 Street |
| Subdivision | Country Club West. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W 2K8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | July 15th, 2025 |
| Days on Market | 4 |
| Zoning | RG |

Listing Details

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|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
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