

**6117 95 Street**  
**Grande Prairie, Alberta**

**MLS # A2170168**



**\$424,900**

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

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