

**6306 99 Street**  
**Grande Prairie, Alberta**

**MLS # A2178904**



**\$479,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,369 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Landscaped, Private		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		

**Inclusions:** All appliances, GDO's, Garden Sheds

If you've been searching for the perfect bungalow in Grande Prairie, this 1,369 sq. ft. gem is a must-see! Located in the highly sought-after Country Club neighborhood, you'll enjoy the convenience of being just two blocks from schools and with immediate access to scenic walking trails. The private, beautifully landscaped backyard is an oasis, featuring a dropdown patio and no rear neighbors, providing the perfect setting for relaxation or entertaining. Inside, you'll find a stunning kitchen with elegant tile work, a spacious quartz island, a corner pantry, and upgraded cabinetry—ideal for both everyday living and entertaining. The open-concept layout flows seamlessly from the kitchen into the living room, which boasts vaulted ceilings and rich hardwood floors throughout. The generous primary bedroom is a true retreat, featuring a large walk-in closet and a luxurious, tiled en-suite with a roomy corner shower. An added bonus is the upstairs laundry room, offering ultimate convenience. The fully developed basement includes a cozy gas fireplace, two additional bedrooms, and a fantastic bathroom with a large shower and a relaxing jet tub—perfect for unwinding after a long day. The home is equipped with upgraded mechanicals, including a high-efficiency furnace, a brand-new hot water tank, and ample storage space. You'll love the heated garage with an Epoxy floor and additional storage room. A huge bonus is double car heated garage, 3-car parking pad, RV parking & the roof received new shingles in 2017. Don't miss out on this exceptional bungalow—schedule your viewing today!