

6415 94 Street
Grande Prairie, Alberta

MLS # A2198798



\$330,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	No Smoking Home		

Inclusions: none

Charming home on a quiet street in Country Club, just steps from a beautiful park! The massive driveway easily accommodates at least 6 vehicles — with plenty of room for an RV, trailer, boat, or even a future garage. Inside, you’ll love the open-concept layout and modern updates throughout. The flooring has been completely refreshed, featuring wide plank dark laminate, designer tile, and updated laminate in the basement. The main floor boasts a spacious creamy white kitchen with ample cabinets and counter space, flowing seamlessly into the dining and living areas. This level also offers two bedrooms, including a primary suite with walk-in closet and ensuite, plus a second full bathroom. The main bath has been fully renovated, featuring new fixtures, a tiled tub surround, stylish tile backsplash, and modern vanity. The ensuite has also been updated, complete with a walk-in shower, sleek vanity, and contemporary tile finishes. The fully finished basement adds even more living space with two additional bedrooms, a full bathroom, a cozy living room, and a workshop/storage area. Outside, the fenced and landscaped yard includes a large back patio, perfect for relaxing or entertaining. This home combines style, space, and location — all in a sought-after neighborhood. Don’t miss this fantastic opportunity!