

# \$849,000 - 6101 96a Street, Grande Prairie

MLS® #A2212550

**\$849,000**

6 Bedroom, 5.00 Bathroom, 3,595 sqft

Residential on 0.38 Acres

Country Club Estates., Grande Prairie, Alberta

JUST REDUCED - This is the Your Dream Home! California Ranch-style custom built home featuring amazing character & design-definitely one of a kind! Built on 2 city lots with custom landscaping, an outdoor heated pool with multiple decks & entertaining areas. This home offers 3,595 sq ft. on the main floor & a fully developed basement, a 312 sq ft 3-Seasons, & a 33' x 33' triple car heated garage. There are 4 bedrooms + an office on the main floor with potential for 2+ additional large bedrooms in the basement. The main entrance foyer is spacious & impressive & opens up into the living room that features a beautiful ledge rock fireplace, cedar vaulted ceilings & a back wall showcasing full size windows & garden doors to an outside patio deck. It is an absolutely lovely space with the perfect light. The kitchen is unique in design with a proper cooking/work area & an integrated informal dining area & desk area. There is a skylight in the main informal dining area which eliminates using electricity for lighting during the daytime. The formal dining room accessed through French doors from the kitchen easily seats a party of 12+ with design of wainscoting, coffered ceilings, & a bay window looking out onto the neighborhood private park. There is an office & 2 pc. bathroom near the garage entrance. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access, perfect for bringing in your groceries. The north end



has 4 bedrooms & 3 full bathrooms. First is the primary bedroom with coffered ceilings & a fully renovated 5 pc. ensuite (large new soaker tub, new tile surround, new lighting) & a walk-in closet. There is a skylight in the ensuite & french doors to a back private outside patio. There are 2 additional bedrooms across the hall with a jack & jill bathroom (4 pc. & in-floor heat)& window seats. There is a spacious laundry room next to the bedrooms with tons of storage, a sink, & sewing area. Enjoy a 4th bedroom with it's own 3 pc. ensuite, vaulted cedar ceilings & a skylight; or this room could be a library, office, exercise room-it has a wood fireplace with ledgestone rock & has an entrance from the bedroom wing hallway, or the Living Room & also features french doors to enjoy a back patio the primary bedroom accesses. The fully finished basement has a pool table area, a dance floor, a home theatre area, & a bar. The theatre area is an open room, with a projector, & pull-down screen. There are 2 large bedrooms in the basement with a bathroom (large steam shower with cedar benches). The utility/storage room in the basement has 2 boilers for the in-floor heat throughout the house, hot water heater & the main shut-off for the in-ground sprinkler system. The yard is an oasis of privacy that is fully fenced & has several custom decks, a kidney-shaped heated salt water in-ground pool with a concrete deck(non-slip surface). This whole property is very impressive with many features!

Built in 1984

### **Essential Information**

MLS® #	A2212550
Price	\$849,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,595
Acres	0.38
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6101 96a Street
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2C4

### Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Phone Available, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	7
Parking	Asphalt, Driveway, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, French Door, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Portable Dishwasher, Range Hood, Refrigerator, Trash Compactor, Warming Drawer, Washer, Window Coverings
Heating	Boiler, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Bedroom, Den, Gas, Living Room, Stone, Sun Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Secluded, See Remarks, Street Lighting, Yard Lights
Roof	Cedar Shake
Construction	Brick, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	69
Zoning	RR

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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