

**6350 93 Street  
Grande Prairie, Alberta**

**MLS # A2284772**



**\$375,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, Pantry, See Remarks, Storage, Vaulted Ceiling(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Window Coverings

Not many like this home come up in desired neighbourhood of Country Club Estates! Situated on a quiet key hole like street with green space/park across the street and easement behind. Entering your home you will appreciate the tiled entry way with coat closet that welcomes you. Main level consists of kitchen + dining room, and large living room complimented by large windows and real wood burning fireplace. Kitchen hosts ample cabinet + counter space and must have pantry. Dining allows for a table of any shape or size. Heading up to the second level you will find the master bedroom with his and her closets, full bathroom and second bedroom. Third level boasts third bedroom, full bathroom, and second living room or massive fourth bedroom. Fourth and last level hosts another living room space, workout area, workshop space or whatever your heart desires. Utility room has no lack of storage and hosts that laundry there as well. Backyard is spacious as you can see and fully fenced awaiting all the activities and ideas you throw at it. Driveway has no lack of space allowing for RV Parking if you wish. This home also has Central Air Conditioning. Major upgrades include the roof in 2024, flooring, paint and light fixtures. Book your viewing today as affordable homes like this in a prime location do not come up often.