

# \$519,900 - 6106 94 Street, Grande Prairie

MLS® #A2225895

**\$519,900**

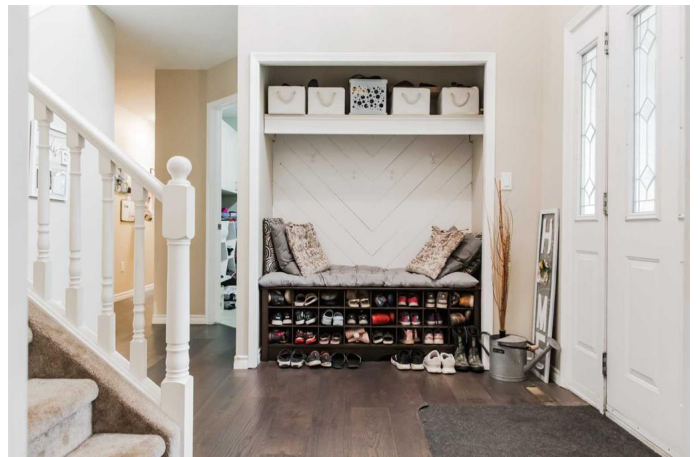
6 Bedroom, 4.00 Bathroom, 2,390 sqft

Residential on 0.20 Acres

Country Club Estates., Grande Prairie, Alberta

Nestled in a quiet loop across from a kids park in the highly desirable Country Club neighborhood of Grande Prairie, this beautifully updated home offers a functional custom layout perfect for families, featuring four bedrooms upstairs, a spacious main floor with an open-concept kitchen and family room, a formal dining area, and a front living room or library adorned with custom bookshelves. Enjoy the incredible location right across from a kids' park and backing onto an easement that connects to the Bear Creek Trail system with 2 schools in the neighborhood. This property boasts abundant parking, including a triple-wide driveway, dedicated RV parking (53' deep from the front of the garage back with 10' side access), plus ample street parking along the park. Upgrades include a modernized kitchen, newer windows (most triple-pane), a high-efficiency furnace, and hot water on demand. The massive 22'x24' heated, insulated garage, and the huge 15'x12' primary bedroom with a walk-in closet and a custom tile shower ensuite add to the appeal. The finished basement features two oversized bedrooms, a rec room, a full bathroom, and a cold room—truly a move-in ready gem in one of Grande Prairie's most sought-after areas. The Gorgeous back yard is fenced with chain link and has many shade trees and is very private!

Built in 1989



## Essential Information

MLS® #	A2225895
Price	\$519,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,390
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	6106 94 Street
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2E3

## Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking, Interlocking Driveway
# of Garages	2

## Interior

Interior Features	Built-in Features, Kitchen Island, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Cedar Shake
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	32
Zoning	RR

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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