

**6110 93A Street  
Grande Prairie, Alberta**

**MLS # A2297395**



**\$669,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,906 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac,		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

This stunning two storey home in the highly sought-after Country Club Estates will wow you from top to bottom. The triple car garage with extra wide driveway and beautiful landscaping sure is a sight to see as soon as you pull into the quiet cul-du-sac situated on the infamous "Loops" right next to Country Club Golf Course. You will find yourself in the formal dining room upon entering. High ceilings, big windows and the open railing exposing the second floor makes this a very open and welcoming entryway. Step a little further into the home and you will find yourself in the living room and kitchen area, with access to your stunning back deck and private yard. Again you are greeted with huge windows and plenty of natural sunlight in this area. Step out into your backyard and you will be swept away into another time and place, completely forgetting you are still in the city. You will find thoughtful and meticulous landscaping throughout the yard, from the mature trees to low lying shrubs, seasonal flowers and beautiful lawn. Lighting surrounds the backyard, truly making this a paradise in the summer months. You will find a gazebo with hot tub, and many different seating areas, making this truly the place you will never leave in the warmer months. The irrigation system makes maintaining the golf course worthy grass a breeze. On this main level you will also find a half bath, and access to your triple attached heated garage. Heading upstairs you will find your primary suite situated on one side, featuring a walk-in closet and ensuite with a jet-tub and stand-up shower. On the other side of this upper level you will find two generous bedrooms and a secondary full bathroom. Downstairs you will find the 4th bedroom and bathroom, as well as laundry room and great entertaining area. Book your showing today, knowing that you can move into this beautiful home with confidence and ease! HIGH

TICKET UPGRADES: 2016: shingles 2018: all appliances 2022: doors and windows 2023: furnace and hot water on demand 2024: garage heater 2026: full polyB replacement