

# \$565,000 - 6130 98 Street, Grande Prairie

MLS® #A2189313

**\$565,000**

4 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.15 Acres

Country Club West., Grande Prairie, Alberta

This is a unique opportunity to acquire one of the most sought-after homes, situated in an exceptional setting. This spacious two-story executive residence encompasses over 2,200 square feet and is located in the desirable Country Club West neighborhood, backing onto a tranquil retention pond with no rear neighbors. This retention pond will create endless hours of fun during the winter months with an exceptional sliding hill for the family. The location offers direct access to Bear Creek trails, a nearby driving range, a beach volleyball court, extensive walking paths, and a playground situated directly in front of the home. Furthermore, both an elementary school and a French immersion school are conveniently located within two blocks. The backyard is an entertainer's paradise, featuring a tiled concrete pad, Trex decking, a custom-built BBQ with a mini fridge, and an elegant custom rock fireplace. Inside, the expansive chef's kitchen is equipped with double ovens, a gas cooktop, an island with a pull-out mixer stand, and a breakfast nook that provides picturesque views of the backyard. The main floor includes a generously sized dining room, a living room adjacent to the kitchen, and a formal sitting room enhanced by a two-sided gas fireplace. The exterior showcases high-quality cedar shakes, recently replaced within the last ten years with durable 50-year shakes, complemented by concrete siding. The primary bedroom is spacious and features



a walk-in closet along with a luxurious ensuite bathroom. The upper floor also includes two additional well-proportioned bedrooms, one of which can serve as a versatile flex room, in addition to a full bathroom.

The basement is equipped with in-floor heating and is thoughtfully designed, featuring a bedroom with an attached bathroom that includes a steam shower, a family room, an office, and another flex room. The expansive double garage also benefits from in-floor heating.

Overall, this exceptional property boasts four bedrooms and four bathrooms, making it an ideal family home.

Built in 1996

### **Essential Information**

MLS® #	A2189313
Price	\$565,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	6130 98 Street
Subdivision	Country Club West.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2J5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Ceiling Fan(s), French Door, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Walk-In Closet(s), Laminate Counters, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge, Double Oven, Freezer, Gas Cooktop
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Built-in Barbecue, Barbecue, Outdoor Grill, Outdoor Kitchen, Permeable Paving
Lot Description	Brush, Landscaped, No Neighbours Behind, Private, Backs on to Park/Green Space, City Lot, Greenbelt, Low Maintenance Landscape
Roof	Cedar Shake
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	January 31st, 2025
Days on Market	92
Zoning	RR

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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