

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

MLS # A2257541



\$659,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pie Shaped L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Storage		

Inclusions: NA

This stunning 2-storey home is located in the most desirable subdivision of Grande Prairie, Country Club Estates, just steps from the Grande Prairie Golf & Country Club, Bear Creek trails, and two excellent schools. Offering 4 bedrooms and 4 bathrooms, the home features a spacious and functional layout with soaring ceilings and a beautiful dining area off the foyer that flows into the open-concept kitchen, dining nook, and living room with a cozy fireplace. The kitchen is finished with luxurious granite countertops and stainless steel appliances, and hot water on demand provides added convenience. Upstairs, the primary suite includes a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The fully finished basement offers a large rec room, an additional bedroom, full bathroom, and laundry. A 742 sq ft heated triple car garage ensures plenty of room for parking and storage. Outside, the beautifully landscaped yard is a true highlight, featuring a large deck with multiple sitting areas, mature trees, vibrant flowers, custom lighting, and full fencing for privacy. This property perfectly combines high-end finishes, outdoor beauty, and prime location in Grande Prairie's premier neighborhood.