

**6406 94A Street
Grande Prairie, Alberta**

MLS # A2267128



\$399,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped		

Heating:	Floor Furnace, Forced Air
Floors:	Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding
Foundation:	Poured Concrete
Features:	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RE
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer

Very well kept bungalow with developed basement and attached, heated garage situated in the desirable neighborhood of Country Club Estates. Wood fireplace on the main floor and a wood stove in the basement. Recent updates include, vinyl windows and exterior doors (2015), electrical box (2015), shingles (2019), and a new furnace (2024) West facing fenced backyard with a large deck, shed, apple tree, and berry bushes. Close to 3 schools, 2 parks, and located on a very low traffic side road. Making it ideal for families