

# \$960,000 - 6101 96a Street, Grande Prairie

MLS® #A2212550

**\$960,000**

6 Bedroom, 5.00 Bathroom, 3,595 sqft

Residential on 0.04 Acres

Country Club Estates., Grande Prairie, Alberta

California Ranch-style custom built home featuring an amazing character & design-definitely one of a kind! Built on 2 city lots with custom landscaping, an outdoor heated pool with decks & multiple entertaining areas. This home offers 3,595 sq ft. on the main floor & a fully developed basement, a 312 sq ft 3-Seasons, & a 33' x 33' triple car heated garage. There are 4 bedrooms + an office on the main floor with potential for 2+ additional bedrooms in the basement. The main entrance foyer is large & impressive & opens up into the living room that features a beautiful ledge rock fireplace, cedar vaulted ceilings & the back wall showcases full size windows & garden doors to an outside patio deck. It is an absolutely lovely space with the perfect light. The kitchen is unique in design with a proper cooking/work area & an integrated informal dining area & desk area. There is a skylight in the main informal dining area which eliminates lights during the daytime. The formal dining room accessed through French doors from the kitchen easily seats a party of 12 with design of wainscoting, coffered ceilings, & a bay window looking out onto the park. There is an office & 2 pc. bathroom near the entrance into the garage. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access. The bedroom wing on the north end has 4 bedrooms & 3 full bathrooms. First is the primary bedroom with coffered ceilings & a



fully renovated 5 pc. ensuite (large new soaker tub, new tile surround, new lighting) & a walk-in closet. There is a skylight in the ensuite & french doors to a back private outside patio. There are 2 additional bedrooms across the hall with a jack & jill bathroom (4 pc. & in-floor heat)& window seats. There is a spacious laundry room next to the bedrooms with tons of storage, a sink, & sewing area. Enjoy a 4th bedroom with it's own 3 pc. ensuite, vaulted cedar ceilings & a lovely skylight; this room could be a library, office, exercise room-it has a wood fireplace with ledgestone rock & entrances from the bedroom wing hallway, or the Living Room & also features french doors to enjoy a back patio the primary bedroom accesses. The fully finished basement has a pool table area, a dance floor, a home theatre area, & a bar. The theatre area is an open room, with a projector, & pull-down screen. There are 2 large bedrooms in the basement with a bathroom (large steam shower with cedar benches). The utility/storage room in the basement has 2 boilers for the in-floor heat throughout the house, hot water heater & the main shut-off for the in-ground sprinkler system. The yard is an oasis of privacy that is fully fenced & has several custom decks, a kidney-shaped heated salt water in-ground pool with a concrete deck(non-slip surface). This whole property is very impressive with many more features - view this amazing property & find your next dream home!

Built in 1984

### **Essential Information**

MLS® #	A2212550
Price	\$960,000
Bedrooms	6
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	3,595
Acres	0.04
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6101 96a Street
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2C4

### **Amenities**

Utilities	Garbage Collection, High Speed Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	7
Parking	Driveway, Triple Garage Attached, Asphalt
# of Garages	3

### **Interior**

Interior Features	French Door, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Sauna, Skylight(s), Steam Room
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Portable Dishwasher, Trash Compactor
Heating	Boiler, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Bedroom, Gas, Living Room, Stone, Wood Burning, Den, Sun Room
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Secluded, See Remarks, Street Lighting, Yard Lights
Roof	Cedar Shake
Construction	Brick, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	21
Zoning	RR

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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