

\$849,000 - 6101 96a Street, Grande Prairie

MLS® #A2212550

\$849,000

6 Bedroom, 5.00 Bathroom, 3,595 sqft

Residential on 0.38 Acres

Country Club Estates., Grande Prairie, Alberta

JUST REDUCED - Summer Dreaming? Take a look at this California Ranch-style custom built home featuring amazing character & design-definitely one of a kind! Built on 2 city lots with custom landscaping, an outdoor heated pool with multiple decks & 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 large bedrooms in the basement. The main entrance foyer is spacious & impressive & opens up into the living room that features a beautiful ledge rock fireplace, cedar vaulted ceilings & a back wall showcasing 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 using electricity for lighting 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 neighborhood private park. There is an office & 2 pc. bathroom near the garage entrance. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access, perfect for bringing in your groceries. 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 skylight; or this room could be a library, office, exercise room-it has a wood fireplace with ledgestone rock & has an entrance 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 features!

Built in 1984

Essential Information

MLS® #	A2212550
Price	\$849,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,595
Acres	0.38
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	Electricity Connected, Natural Gas Connected, Cable Connected, Garbage Collection, High Speed Internet Available, Phone Available, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	7
Parking	Triple Garage Attached, Asphalt, Driveway
# of Garages	3

Interior

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

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Courtyard, Lighting
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	83
Zoning	RR

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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