

6106 96B Street  
Grande Prairie, Alberta

MLS # A2236727



## \$819,000

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,370 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Gazebo, Greenbelt, Irreg		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Recreation Facilities, Sauna, Skylight(s), Storage, Suspended Ceiling, Tankless Hot Water, Walk-In Closet(s), Wood Windows		
<b>Inclusions:</b>	none, anything wanted can be purchased		

3,903 SQ FT FINISHED | 4 BED | 3 BATH | SALTWATER POOL | CEDAR SAUNA | NEW CUSTOM KITCHEN | RENOVATED BATHROOMS | A/C | HOT WATER ON DEMAND | 700+ SQ FT PRIMARY | WOOD FIREPLACES | ENERGY EFFICIENT Located in Country Club Estates—Grande Prairie's premier subdivision. This custom-built executive home is nestled in one of the neighborhood private loops and offers just under 4,000 sq ft of fully finished living space (3,903.71 sq ft). Enjoy a top-tier location: just 300 meters from Aspen Grove School, close to École Montrose, with a park and playground directly across the street and Bear Creek walking trails just seconds away. Your private backyard retreat features an in-ground saltwater pool (approx. 80,000 litres, 7.5 ft deep, heated up to 90°F) with a low-maintenance, salt-based system—just add salt and flip a switch. No harsh chemicals, gentle on skin, and swim-ready from early spring to late fall. This is the ultimate at-home escape. The exterior is finished with freshly resealed exposed aggregate concrete in the back pad, front and along a north-side walking path, offering high-end curb appeal and long-lasting durability. A fully serviced pool house includes its own water main and drain, a 2-piece bathroom, portable shower attachment, and space to serve as a changing room or gear storage area. Inside, the newly renovated custom kitchen showcases solid wood cabinetry, soft-close drawers, roll-out pantry shelving, premium quartz countertops, a granite apron-front sink, and black stainless steel appliances—all overlooking the backyard oasis and pool. The main floor features floating vinyl plank flooring, all-new lighting, and a cozy wood-burning fireplace. Both the main floor and upstairs bathrooms are completely renovated, with new vanities, lighting, tile, and

premium Moen fixtures throughout. Upstairs, the expansive primary suite spans over 700 sq ft, featuring skylights, a 4-person Jacuzzi tub, custom tiled walk-in shower, and a massive walk-in closet—creating the perfect private retreat to unwind and recharge. The finished basement includes a family room, games area, full bathroom, and an authentic cedar sauna that seats 6–8. Plush, near-new carpet adds warmth throughout. One of the two living spaces can easily be converted into a fifth bedroom if desired. The garage fits 3+ vehicles and includes wrap-around built-in cupboards, ideal for hobbyists, storage, or a workshop setup. Additional upgrades include A/C, hot water on demand, central vacuum, energy-efficient systems, and a large driveway with ample parking. Why travel when everything you need to relax, recharge, entertain—and truly enjoy life—is right here at home? The feature list is long, and the owners have invested extensively in remodeling this exceptional home with care and pride. Don't miss your chance to own a fully loaded, high-end home in one of Grande Prairie's most premier neighborhood—where luxury, space, and resort-style living come together in one remarkable address.