

## 6406 94A Street Grande Prairie, Alberta

## MLS # A2267128



\$399,900

Division: Country Club Estates Residential/House Type: Style: Bungalow Size: 1,222 sq.ft. Age: 1981 (44 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Attached** Lot Size: 0.09 Acre Lot Feat: Back Lane, Fruit Trees/Shrub(s), Landscaped

**Heating:** Water: Floor Furnace, Forced Air Floors: Sewer: Laminate, Linoleum, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Aluminum Siding RE Foundation: **Poured Concrete Utilities:** 

Features: Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry

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