

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

MLS # A2286317



\$429,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,222 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating: Floor Furnace, Natural Gas

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