

6406 94A Street  
Grande Prairie, Alberta

MLS # A2267128



**\$399,900**

**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 Lane, Fruit Trees/Shrub(s), Landscaped

<b>Heating:</b>	Floor Furnace, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	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