

## 780-897-4003

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## 6509 99 Street Grande Prairie, Alberta

MLS # A2268411



\$510,000

Country Club W	/est			
Residential/Hou	ıse			
4 Level Split				
1,350 sq.ft.	Age:	1997 (28 yrs old)		
5	Baths:	4		
Double Garage Attached				
0.13 Acre				
Dog Run Fenced In, Landscaped, Lawn, Many Trees, Private				
	Residential/Hou 4 Level Split 1,350 sq.ft. 5 Double Garage 0.13 Acre	1,350 sq.ft. Age: 5 Baths: Double Garage Attached 0.13 Acre		

Floors:Tile, VinylSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Aluminum SidingZoning:RGFoundation:Poured ConcreteUtilities:-	Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Aluminum Siding Zoning: RG	Floors:	Tile, Vinyl	Sewer:	-
Exterior: Aluminum Siding Zoning: RG	Roof:	Asphalt Shingle	Condo Fee:	-
<u> </u>	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Aluminum Siding	Zoning:	RG
	Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: N/A

Come on into your new home, where this unique home is currently set up as an AIRBNB, with both up and downstairs units averaging \$7,000/month in revenue. Wow!! Walk into the bright and well laid out floor plan in this well maintained 4 level split. Newer flooring throughout the whole house! Large living area with formal dining start out the main floor of this home. A very spacious eat in kitchen with lots of counter space, island and back door leading to a fabulous back yard finish off the main level. Upstairs find a large master bedroom with walk in closet and 3 piece en-suite, 2 more bedrooms and the main bathroom complete this upper level. The third level you will find large daylight windows to let in the natural light, a built in fireplace in the ample sized second living space, a large 4th bedroom, bathroom, and laundry space with the walk out to the second private entry. Level number 4! brings you a very large 5th bedroom, a second en-suite bath, a living space and an extra kitchen with corner pantry! How cool is that? Outside find a ton of perennials, trees, nice deck, dog run and a nicely done fire pit area to enjoy those summer nights! There is a double car attached garage to round this home off. What more could you want? Call today to set up your private showing of this wonderful home!