

\$519,900 - 6106 94 Street, Grande Prairie

MLS® #A2225895

\$519,900

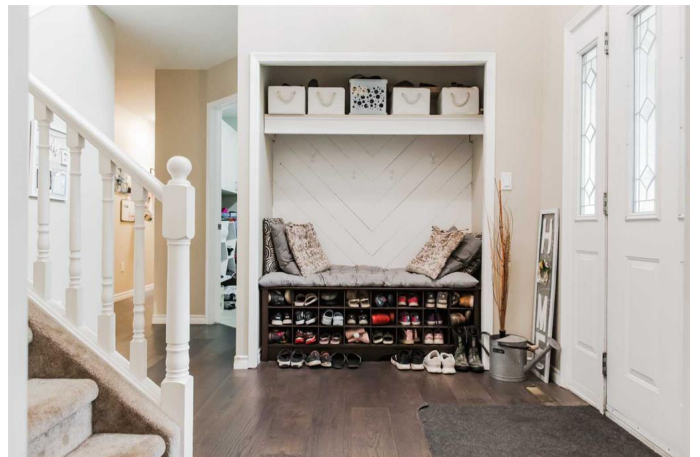
6 Bedroom, 4.00 Bathroom, 2,390 sqft

Residential on 0.20 Acres

Country Club Estates., Grande Prairie, Alberta

Nestled in a quiet loop across from a kids park in the highly desirable Country Club neighborhood of Grande Prairie, this beautifully updated home offers a functional custom layout perfect for families, featuring four bedrooms upstairs, a spacious main floor with an open-concept kitchen and family room, a formal dining area, and a front living room or library adorned with custom bookshelves. Enjoy the incredible location right across from a kids' park and backing onto an easement that connects to the Bear Creek Trail system with 2 schools in the neighborhood. This property boasts abundant parking, including a triple-wide driveway, dedicated RV parking (53' deep from the front of the garage back with 10' side access), plus ample street parking along the park. Upgrades include a modernized kitchen, newer windows (most triple-pane), a high-efficiency furnace, and hot water on demand. The massive 22'x24' heated, insulated garage, and the huge 15'x12' primary bedroom with a walk-in closet and a custom tile shower ensuite add to the appeal. The finished basement features two oversized bedrooms, a rec room, a full bathroom, and a cold room—truly a move-in ready gem in one of Grande Prairie's most sought-after areas. The Gorgeous back yard is fenced with chain link and has many shade trees and is very private!

Built in 1989



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225895 |
| Price | \$519,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,390 |
| Acres | 0.20 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 6106 94 Street |
| Subdivision | Country Club Estates. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W 2E3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 8 |
| Parking | Additional Parking, Double Garage Attached, Garage Door Opener, Heated Garage, Interlocking Driveway, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, Tankless Hot Water |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Backs on to Park/Green Space, No Neighbours Behind
Roof Cedar Shake
Construction Concrete, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2025
Days on Market 20
Zoning RR

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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