



DON'T GAMBLE WITH YOUR HOME.
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6646 98C Street
 Grande Prairie, Alberta

MLS # A2172545



\$484,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,526 sq.ft.	Age:	2002 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

Heating:	In Floor, Fireplace(s), Forced Air, Radiant	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, Quartz Counters, Smart Home, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Seasonal landscaping equipment negotiable with purchase.

A bungalow, in Country Club West, with no rear neighbors! This is what dreams are made of. This home is the perfect blend of flowing spaces and separation. From the entryway you are welcomed right into the bright living area, which is cozied up with the touch of a gas fireplace. You will see your double breakfast bar finished off with sparkling quartz countertops, wrapping around your clean, charming kitchen. Truly the perfect place for breakfast with the family. Right off the dining room is your massive covered patio, surrounded by low maintenance landscaping and filled with beautiful views of the greenspace that you back onto. Any season, any weather, these views are yours to hold onto. On the main level you will find two bedrooms and a full bath, as well as your master bedroom and ensuite. With room for a king sized bedroom suite, and a walk-in closet, you certainly won't need to be downsizing anything here. You have back patio access right from your master bedroom, for those quiet sunrise dates you have booked with yourself. Solar tubes bring in more natural light on this main level, on top of the windows everywhere! Your main floor laundry is in the hallway leading to both the garage and downstairs, tucked away where the mess is easily hidden yet easily tackled. There is no excuse anymore with this laundry room location! Downstairs we have custom painted concrete floors, complete with in-floor heat in two different zones for your personal comfort. There is a games area, a gym space, and a comfortable living room all tucked into this L shaped floor plan. Down here you will find three additional bedrooms and a full bathroom. That's right, there are SIX bedrooms in this beautiful bungalow! The double attached garage has high ceilings, hot/cold taps, a floor drain and a massive radiant heater. If you have a job to do, this is the place to do it. The location

of the home simply can't be beat. Right across from the Bear Creek recreation area, you are steps away from walking trails, a bike park, volleyball courts, mini golf, baseball diamonds, RC track and off-leash dog park. Not to mention the playground and greenspace that is just beyond your fenceline. Call your trusted Realtor today, to see this property for yourself! Immediate possession is available!