

**6411 94 Street  
Grande Prairie, Alberta**

**MLS # A1129222**



**\$179,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	1980 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks, Storage		

**Inclusions:** -

This cute little gem of a property can be your new home in the highly loved neighborhood of Country Club. It has been cutely refreshed in grey tones giving a nice modern touch. The property has three bedrooms and a full bathroom. There is vinyl plank flooring, grey cabinetry, white trim, stainless steel appliance.....its looks nice. The basement is awaiting the new owners development, but currently its an amazing storage space and could easily be utilized as a second large living room space! Fully fenced yard and grassed...&hellip;ready for kids, pets and BBQ times! Check it out soon!