

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

MLS® #A2225895

\$519,900

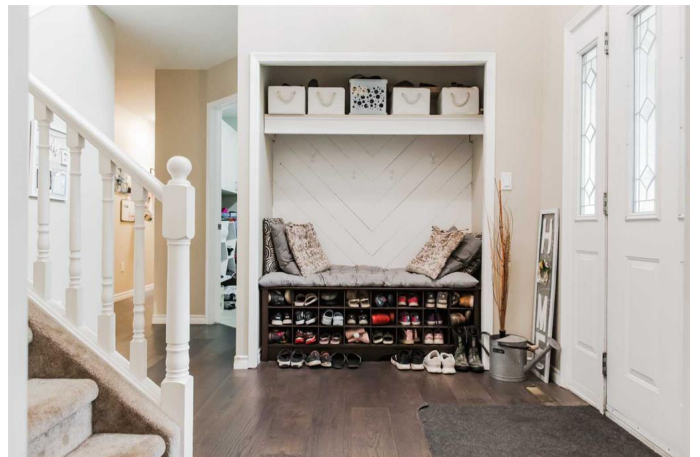
6 Bedroom, 4.00 Bathroom, 2,390 sqft

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, RV Access/Parking, Interlocking Driveway
# 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
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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	18
Zoning	RR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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