



780-832-0996
derek.estabrook@outlook.com

6654 98C Street
Grande Prairie, Alberta

MLS # A2244211



\$499,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,417 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls, Central Air Conditioner

Welcome to this wonderful family home in the heart of Country Club West, perfectly situated on a quiet street with no rear neighbours, backing onto green space and a park, it's an ideal setting for kids to play and families to relax. Just minutes from schools, shopping, and all amenities, this spacious modified bi-level offers the perfect balance of comfort, function, and location. Step inside to a bright, open-concept layout featuring a white kitchen with a corner pantry, center island, stainless steel appliances and plenty of space for cooking and gathering. The adjoining dining room offers direct access to the deck and backyard, while the cozy living room features a gas fireplace and large windows that bring in tons of natural light. The main level includes two bedrooms and a full bathroom, while the private primary suite is tucked away above the garage, complete with a walk-in closet and 4-piece ensuite. Downstairs, the fully developed basement offers even more living space for the whole family with a fourth bedroom, another full bathroom, and a large rec room perfect for movie nights, play space, or a home gym. Enjoy the outdoors in the fully fenced and landscaped backyard, and keep vehicles warm year-round in the heated double garage. With everything your family needs, and a park right out your back gate, this home is ready to welcome you! Book your showing today!