

\$899,000 - 6101 96a Street, Grande Prairie

MLS® #A2212550

\$899,000

6 Bedroom, 5.00 Bathroom, 3,595 sqft

Residential on 0.38 Acres

Country Club Estates., Grande Prairie, Alberta

California Ranch-style custom built home featuring amazing character & design-definitely one of a kind! Built on 2 city lots with custom landscaping, an outdoor heated pool with multiple decks & entertaining areas. This home offers 3,595 sq ft. on the main floor & a fully developed basement, a 312 sq ft 3-Seasons, & a 33' x 33' triple car heated garage. There are 4 bedrooms + an office on the main floor with potential for 2+ additional large bedrooms in the basement. The main entrance foyer is spacious & impressive & opens up into the living room that features a beautiful ledge rock fireplace, cedar vaulted ceilings & a back wall showcasing full size windows & garden doors to an outside patio deck. It is an absolutely lovely space with the perfect light. The kitchen is unique in design with a proper cooking/work area & an integrated informal dining area & desk area. There is a skylight in the main informal dining area which eliminates using electricity for lighting during the daytime. The formal dining room accessed through French doors from the kitchen easily seats a party of 12+ with design of wainscoting, coffered ceilings, & a bay window looking out onto the neighborhood private park. There is an office & 2 pc. bathroom near the garage entrance. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access, perfect for bringing in your groceries. The north end has 4 bedrooms & 3 full bathrooms. First is the



primary bedroom with coffered ceilings & a fully renovated 5 pc. ensuite (large new soaker tub, new tile surround, new lighting) & a walk-in closet. There is a skylight in the ensuite & french doors to a back private outside patio. There are 2 additional bedrooms across the hall with a jack & jill bathroom (4 pc. & in-floor heat)& window seats. There is a spacious laundry room next to the bedrooms with tons of storage, a sink, & sewing area. Enjoy a 4th bedroom with it's own 3 pc. ensuite, vaulted cedar ceilings & a skylight; or this room could be a library, office, exercise room-it has a wood fireplace with ledgerstone rock & has an entrance from the bedroom wing hallway, or the Living Room & also features french doors to enjoy a back patio the primary bedroom accesses. The fully finished basement has a pool table area, a dance floor, a home theatre area, & a bar. The theatre area is an open room, with a projector, & pull-down screen. There are 2 large bedrooms in the basement with a bathroom (large steam shower with cedar benches). The utility/storage room in the basement has 2 boilers for the in-floor heat throughout the house, hot water heater & the main shut-off for the in-ground sprinkler system. The yard is an oasis of privacy that is fully fenced & has several custom decks, a kidney-shaped heated salt water in-ground pool with a concrete deck(non-slip surface). This whole property is very impressive with many more features - view this amazing property & find your next dream home!

Built in 1984

Essential Information

| | |
|----------|-----------|
| MLS® # | A2212550 |
| Price | \$899,000 |
| Bedrooms | 6 |

| | |
|----------------|-------------|
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,595 |
| Acres | 0.38 |
| Year Built | 1984 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 6101 96a Street |
| Subdivision | Country Club Estates. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8W 2C4 |

Amenities

| | |
|----------------|--|
| Utilities | Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Available, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 7 |
| Parking | Driveway, Triple Garage Attached, Asphalt |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Beamed Ceilings, French Door, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Recreation Facilities, Sauna, Skylight(s) |
| Appliances | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Portable Dishwasher, Trash Compactor, Warming Drawer |
| Heating | Fireplace(s), Natural Gas, Boiler |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 4 |
| Fireplaces | Bedroom, Gas, Living Room, Stone, Wood Burning, Den, Sun Room |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Lighting, Private Entrance, Private Yard, Storage |
| Lot Description | Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, See Remarks, Street Lighting, Yard Lights, Secluded |
| Roof | Cedar Shake |
| Construction | Brick, Cedar |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 34 |
| Zoning | RR |

Listing Details

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|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
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