

\$450,000 - 6402 96a Street, Grande Prairie

MLS® #A2239712

\$450,000

5 Bedroom, 3.00 Bathroom, 1,214 sqft

Residential on 0.16 Acres

Country Club Estates., Grande Prairie, Alberta

This home is a must-see! Pride of ownership shines through in this fully finished house tucked away on a quiet cul-de-sac. It's ideal for a growing family. Montrose K-8 School and the skating rink are right outside your back door, and Aspen Grove K-8 school is just around the corner. The main floor features vaulted ceilings, and the kitchen has been updated with new cabinets, countertops, and stainless steel appliances. Step outside through French doors from the dining room into your huge backyard oasis. Upstairs offers three bedrooms, including a master with an ensuite and a second full bathroom. The third level includes a cozy family room with a wood stove, another bedroom, and a combined bathroom and laundry area. On the fourth level, you'll find a bedroom that's used as a workout room, and you get to keep all the equipment! There is also an office and a large storage area filled with cupboards. The backyard is simply stunning with a big deck and gazebo, tall fencing, beautifully maintained landscaping, and different garden spots. It features a woodshed, fire pit, and mature trees that add privacy and charm. Roof replaced in 2019, windows updated throughout, hot water tank also from 2019, and new carpets are installed all over. Don't miss out on this great home; it won't last long. Contact your favorite realtor for a personal tour.

Built in 1985



Essential Information

MLS® #	A2239712
Price	\$450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,214
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	6402 96a Street
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2B3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, French Door, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, No Neighbours Behind, Treed, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	31
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
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