



780-978-7253
sellingthepeace@gmail.com

6101 96A Street
Grande Prairie, Alberta

MLS # A2212550



\$960,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,595 sq.ft.	Age:	1984 (41 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Triple Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, Secluded, See Remarks		

Heating:	Boiler, Fireplace(s), Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Beamed Ceilings, French Door, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

California Ranch-style custom built home featuring an amazing character & design-definitely one of a kind! Built on 2 city lots with custom landscaping, an outdoor heated pool with decks & multiple entertaining areas. This home offers 3,595 sq ft. on the main floor & a fully developed basement, a 312 sq ft 3-Seasons, & a "x" triple car heated garage. There are 4 bedrooms + an office on the main floor with potential for 2+ additional bedrooms in the basement. The main entrance foyer is large & impressive & opens up into the living room that features a beautiful ledge rock fireplace, cedar vaulted ceilings & the back wall showcases 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 lights 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 park. There is an office & 2 pc. bathroom near the entrance into the garage. In addition to all the storage in the kitchen, there is a lighted closet/pantry between the kitchen & the triple car Garage access. The bedroom wing on 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 lovely skylight; this room could be a library, office, exercise room-it has a wood fireplace with ledgestone rock & entrances 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!