ROBERT HART MOORE
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6413 94A Street
Grande Prairie, Alberta

MLS # A2328865

$499,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,170 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Tile, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Highly desirable location in 'Country Club Estates,' is this HUGE & quintessential family home, offering 5 bedrooms, 3.5 bathrooms, 3 living/family rooms, all within 3,000 square feet of living space! Both a parent's and child's dream being located on a quiet street, with fenced backyard including fenced dog run, and backing onto large greenspace with 2 playgrounds & mature trees. Tons of space to run free and soon, piles of big leaves to play in! 2 schools are close by, plus fabulous golf course, shopping & convenience stores, walking paths, and much more. Many updates inside including fresh wall, door & trim paint, new vinyl plank flooring on main level & in primary bedroom plus new shingles installed end of July 2026. Also newer high efficiency furnace & hot water tank to provide energy savings. Your family is sure to enjoy the rare -to- find FOUR bedrooms upstairs! Retreat at the end of day to your primary bedroom with double closets & own 3 piece ensuite. 3 generous sized bedrooms, the main bathroom & hall closet complete the upper level. Main floor has the "front" living room just off of the main entry, a formal dining room, updated kitchen including mosaic tile backsplash, white cabinets & sleek smoothtop range, day-to-day dining area, laundry, and "back" living room with sliding doors to the backyard. Downstairs has the home's 3rd family/recreation room, bathroom, bedroom & den. Ample parking with the double attached garage, driveway and on street. Lots of space to entertain friends, relaxing together as a family or separate spaces for alone time, and most of all, making wonderful, cherished memories, can ALL be achieved here! Contact a REALTOR® for more info, or if you have any questions, or to book a private viewing!

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