

**6618 98C Street
Grande Prairie, Alberta**

MLS # A2236324



\$499,900

Division:	Country Club West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer,

Leap at the chance to own this gem in Country Club West - nestled in a crescent/cul de sac street between green space, 2 schools, near South Bear Creek ball diamonds, beach volleyball, pitch & putt golf course. This lovely family home is a winner with heated 2 car garage, room for RV parking, fully developed basement, open floor plan, new deck, recent landscaping improvements, new stove, dishwasher, microwave, new hardware, lighting, etc. The front walkway is partially hidden with the beautiful mature trees and shrubs, and the foyer is large and welcoming. The living room has a gas fireplace, and the kitchen boasts a moveable island, a corner pantry, and a large dining area that can be arranged to fit your dining needs! Upstairs you will find 2 kids bedrooms and full bathroom plus the primary bedroom with spacious walk in closet and ensuite with jet tub. The laundry and a 2pc bathroom are located on the main floor. The basement is finished with vinyl plank flooring, 2 bedrooms, a family/theatre room with built in sound, a full bathroom, and utility/storage room with utility sink. This home is immaculate and shows pride of ownership.