

\$519,900 - 6417 98a Street, Grande Prairie

MLS® #A2196441

\$519,900

4 Bedroom, 3.00 Bathroom, 1,379 sqft
Residential on 0.18 Acres

Country Club West., Grande Prairie, Alberta

Tucked away in the heart of the highly sought-after Country Club West, this beautifully maintained and fully developed modified bi-level sits on an enormous 7,664 sq. ft. pie-shaped corner lot, backing onto an easement and offering an unbeatable combination of space, privacy, and convenience. Located just one block from two K-8 schools and three blocks from endless scenic trails, this home is in one of the most desirable neighborhoods within city limits. The yard is a true outdoor oasis, featuring mature trees, lush landscaping, a fully fenced perimeter, a ground-level patio with a cozy firepit, and an expansive wraparound deck complete with a natural gas hookup for summer BBQs. The oversized driveway offers ample parking with potential for RV storage, while the insulated garage is finished with OSB and includes hot and cold water taps for added functionality. Inside, the open-concept main floor boasts soaring vaulted ceilings, upgraded laminate flooring, and a warm gas fireplace that creates a welcoming atmosphere. The gleaming white kitchen features brand-new cabinets, sleek countertops, a chic backsplash, a central island, and stainless steel appliances. The main floor also includes a bright living space, two spacious bedrooms, a four-piece bathroom, and a convenient laundry room. Perched above the garage, the luxurious primary suite offers the perfect retreat with his-and-hers closets and a private three-piece ensuite. Downstairs, the fully



developed basement is designed for entertaining and relaxation, featuring high ceilings, large windows that flood the space with natural light, a massive family room, an additional bedroom, a full bathroom, and a separate entrance to the garage. Recent updates include new shingles, flooring, paint, cabinetry, countertops, backsplash, trim, and doors, ensuring a modern and refreshed look throughout. This home presents a rare opportunity to own a move-in-ready property on a massive lot in an unbeatable location. Don't miss your chanceâ€”schedule a private viewing today!

Built in 2001

Essential Information

MLS® #	A2196441
Price	\$519,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,379
Acres	0.18
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	6417 98a Street
Subdivision	Country Club West.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2M9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	City Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	21
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.