

# \$819,000 - 6106 96b Street, Grande Prairie

MLS® #A2236727

**\$819,000**

4 Bedroom, 3.00 Bathroom, 2,370 sqft

Residential on 0.22 Acres

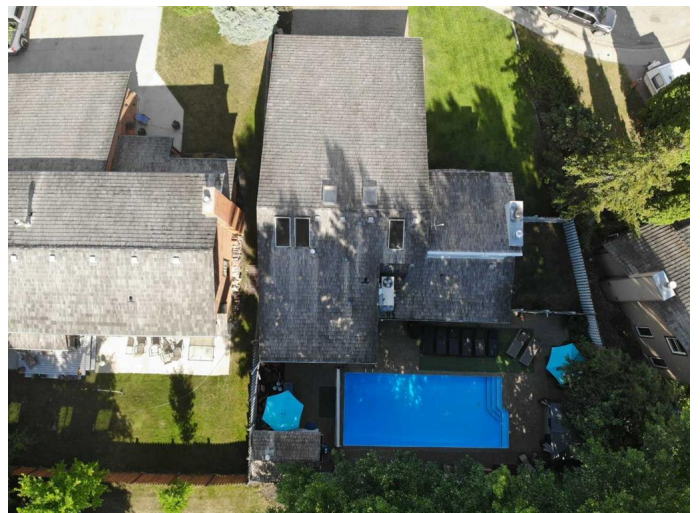
Country Club Estates., Grande Prairie, Alberta

3,903 SQ FT FINISHED | 4 BED | 3 BATH |  
SALTWATER POOL | CEDAR SAUNA | NEW  
CUSTOM KITCHEN | RENOVATED  
BATHROOMS | A/C | HOT WATER ON  
DEMAND | 700+ SQ FT PRIMARY | WOOD  
FIREPLACES | ENERGY EFFICIENT

Located in Country Club Estatesâ€™ Grande Prairieâ€™s premier subdivision. This custom-built executive home is nestled in one of the neighborhood private loops and offers just under 4,000 sq ft of fully finished living space (3,903.71 sq ft). Enjoy a top-tier location: just 300 meters from Aspen Grove School, close to Cole Montrose, with a park and playground directly across the street and Bear Creek walking trails just seconds away.

Your private backyard retreat features an in-ground saltwater pool (approx. 80,000 litres, 7.5 ft deep, heated up to 90Â°F) with a low-maintenance, salt-based systemâ€”just add salt and flip a switch. No harsh chemicals, gentle on skin, and swim-ready from early spring to late fall. This is the ultimate at-home escape.

The exterior is finished with freshly resealed exposed aggregate concrete in the back pad, front and along a north-side walking path, offering high-end curb appeal and long-lasting durability. A fully serviced pool house includes its own water main and drain, a 2-piece



bathroom, portable shower attachment, and space to serve as a changing room or gear storage area.

Inside, the newly renovated custom kitchen showcases solid wood cabinetry, soft-close drawers, roll-out pantry shelving, premium quartz countertops, a granite apron-front sink, and black stainless steel appliances—all overlooking the backyard oasis and pool.

The main floor features floating vinyl plank flooring, all-new lighting, and a cozy wood-burning fireplace. Both the main floor and upstairs bathrooms are completely renovated, with new vanities, lighting, tile, and premium Moen fixtures throughout.

Upstairs, the expansive primary suite spans over 700 sq ft, featuring skylights, a 4-person Jacuzzi tub, custom tiled walk-in shower, and a massive walk-in closet—creating the perfect private retreat to unwind and recharge.

The finished basement includes a family room, games area, full bathroom, and an authentic cedar sauna that seats 6–8. Plush, near-new carpet adds warmth throughout. One of the two living spaces can easily be converted into a fifth bedroom if desired.

The garage fits 3+ vehicles and includes wrap-around built-in cupboards, ideal for hobbyists, storage, or a workshop setup. Additional upgrades include A/C, hot water on demand, central vacuum, energy-efficient systems, and a large driveway with ample parking.

Why travel when everything you need to relax, recharge, entertain—and truly enjoy life—is right here at home? The feature list is long, and the owners have invested extensively in remodeling this exceptional home with care

and pride. Donâ€™t miss your chance to own a fully loaded, high-end home in one of Grande Prairieâ€™s most premier neighborhoodsâ€”where luxury, space, and resort-style living come together in one remarkable address.

Built in 1984

### Essential Information

MLS® #	A2236727
Price	\$819,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,370
Acres	0.22
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	6106 96b Street
Subdivision	Country Club Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2C2

### Amenities

Parking Spaces	5
Parking	Double Garage Attached, Heated Garage, Oversized, Aggregate
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet
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	Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Recreation Facilities, Storage, Tankless Hot Water, Walk-In Closet(s), Bar, Crown Molding, Wood Windows, Sauna, Skylight(s), Suspended Ceiling
Appliances	Dishwasher, Dryer, Gas Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Lighting, Private Yard, Rain Gutters
Lot Description	Backs on to Park/Green Space, Greenbelt, Irregular Lot, Landscaped, No Neighbours Behind, Private, Treed, Underground Sprinklers, Dog Run Fenced In, Gazebo, Yard Lights
Roof	Cedar Shake
Construction	Stone, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	Low Density Residential

## Listing Details

Listing Office	Real Broker
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