

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

MLS® #A2236727

\$819,000

4 Bedroom, 3.00 Bathroom, 2,370 sqft

Residential on 0.22 Acres

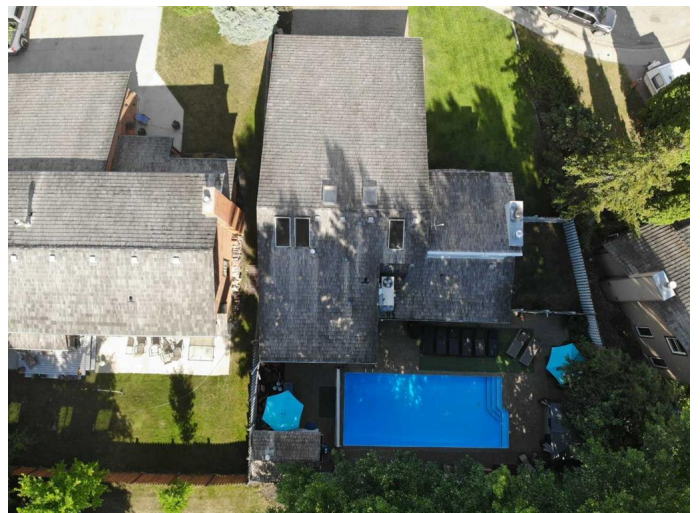
Country Club Estates., Grande Prairie, Alberta

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 neighborhoods 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	Aggregate, Double Garage Attached, Heated Garage, Oversized
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum,
-------------------	--

Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Sauna, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s), Wood Windows, Recreation Facilities, Suspended Ceiling

Appliances Bar Fridge, Dishwasher, Dryer, Gas Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Tankless Water Heater

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 Lighting, Private Yard, Dog Run, Rain Gutters

Lot Description Backs on to Park/Green Space, Greenbelt, Irregular Lot, Landscaped, No Neighbours Behind, Private, Treed, Underground Sprinklers, Yard Lights, Dog Run Fenced In, Gazebo

Roof Cedar Shake

Construction Stone, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 17

Zoning Low Density Residential

Listing Details

Listing Office Real Broker

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.