

# \$510,000 - 6509 99 Street, Grande Prairie

MLS® #A2268411

## \$510,000

5 Bedroom, 4.00 Bathroom, 1,350 sqft

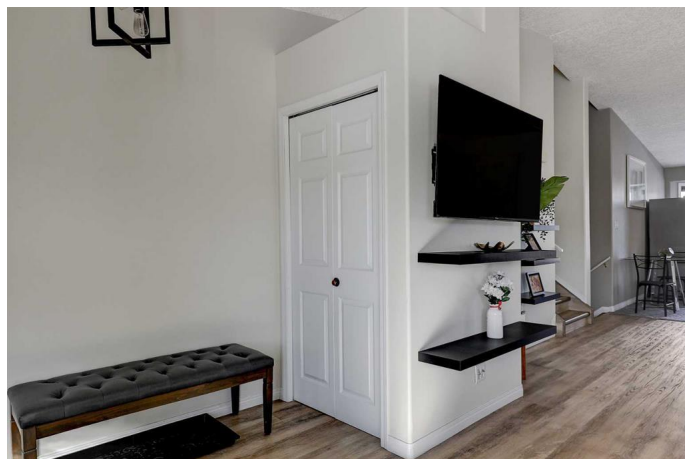
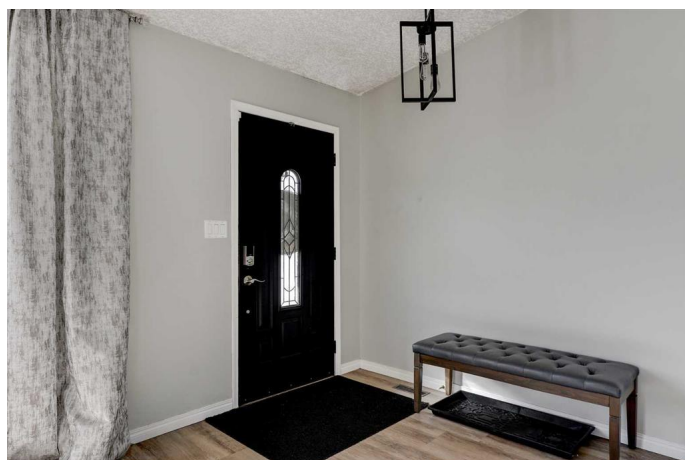
Residential on 0.13 Acres

Country Club West., Grande Prairie, Alberta

Come on into your new home, where this unique home is currently set up as an AIRBNB, with both up and downstairs units averaging \$7,000/month in revenue. Wow!! Walk into the bright and well laid out floor plan in this well maintained 4 level split. Newer flooring throughout the whole house! Large living area with formal dining start out the main floor of this home. A very spacious eat in kitchen with lots of counter space, island and back door leading to a fabulous back yard finish off the main level. Upstairs find a large master bedroom with walk in closet and 3 piece en-suite, 2 more bedrooms and the main bathroom complete this upper level. The third level you will find large daylight windows to let in the natural light, a built in fireplace in the ample sized second living space, a large 4th bedroom, bathroom, and laundry space with the walk out to the second private entry. Level number 4! brings you a very large 5th bedroom, a second en-suite bath, a living space and an extra kitchen with corner pantry! How cool is that? Outside find a ton of perennials, trees, nice deck , dog run and a nicely done fire pit area to enjoy those summer nights! There is a double car attached garage to round this home off. What more could you want? Call today to set up your private showing of this wonderful home!

Built in 1997

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2268411      |
| Price          | \$510,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,350         |
| Acres          | 0.13          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6509 99 Street     |
| Subdivision | Country Club West. |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W 2K8            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer                                                            |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full                                                                                                             |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Yard                          |
| Lot Description   | Dog Run Fenced In, Landscaped, Lawn, Many Trees, Private |
| Roof              | Asphalt Shingle                                          |
| Construction      | Aluminum Siding                                          |
| Foundation        | Poured Concrete                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 3                  |
| Zoning         | RG                 |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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