

\$734,900 - 6106 Alder Street, Rural Grande Prairie No. 1, County of

MLS® #A2098977

\$734,900

4 Bedroom, 3.00 Bathroom, 1,601 sqft
Residential on 0.72 Acres

Maple Ridge Estates, Rural Grande Prairie No. 1, County of, Alberta

Maple Ridge Luxury 4 bed 3 bath home on a .7 acre treed lot with a huge 40' x 26' triple heated garage. This well cared for one owner home has had a recent living area update with fresh paint, wainscoting and new laminate flooring in the dining room and living room. The main floor features vaulted ceilings and an wide open layout throughout the kitchen, living room and dining room. The gorgeous kitchen has Quartz counters, a large island, stainless appliances and a pantry with solid shelves. The main floor is finished off with 2 roomy bedrooms and a full 4 piece bathroom. Upstairs is the roomy master bedroom, measuring 16'8" x 12'8" easily fits a king-sized bed and is completed by a walk-in closet and a large 5-piece ensuite bathroom. The relaxing ensuite has dual sinks, a 5' shower, a jet tub, and a separate room for the commode. The walk-in closet features custom organizers and drawers. The basement of the home is fully developed with a large recroom, spacious bedroom, full 4 piece bathroom and a laundry room. The back yard of the home has a wide belt of trees creating a very private back yard making the deck and fire pit area a private oasis. The triple attached 40' wide and 26' deep garage is heated, has floor drains, is fully painted and finished, has myQ garage door openers, has three 8' high 10' wide doors and one bay is 28' long. There is a paved RV pad



beside the garage and the driveway is huge providing ample parking. There is extra trailer parking across the back of the lot as well. Maple Ridge Estates gives you the convenience of being only minutes from Grande Prairie yet provides county taxes in a private treed estate subdivision. The owners also have installed a buried wire pet fence which has worked great for keeping their dog in the yard. Click on the multimedia or 3D icon to view the virtual tour.

Built in 2015

Essential Information

MLS® #	A2098977
Price	\$734,900
Sold Price	\$725,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,601
Acres	0.72
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Sold

Community Information

Address	6106 Alder Street
Subdivision	Maple Ridge Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 0L4

Amenities

Parking Spaces	15
Parking	220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces

Front, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	No Neighbours Behind, Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2024
Date Sold	July 15th, 2024
Days on Market	191
Zoning	RE
HOA Fees	0.00

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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