



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9301 61 Avenue
Grande Prairie, Alberta

MLS # A2095044



\$559,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,184 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, No Neighbours Behind, On Golf Course, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

RARE opportunity to buy a Country Club Estates home backing onto the Golf & Country Club! This beautiful 6 bedroom 4 bath house is ready for it’s new owners. Upon entering you are met with a grande curved staircase and tall vaulted ceilings that transfers well into 2 living rooms, formal dining area, kitchen, office, main-floor laundry, and powder room. This kitchen has just recently been COMPLETELY remodeled showcasing quartz countertops, soft-close cabinets, tile backsplash, appliances, sink, custom shelving, and more. Upper floor has 3 large bedrooms including the master bedroom with a walk-in closet and 5 piece ensuite. A good sized main bathroom and closet space completes the upper floor. Downstairs has 2 bedrooms, bathroom, living room, and storage. Triple garage is a dream being fully finished, heated, and with hot/cold taps. There has been time and money invested into the backyard with a new 2-tier deck fit with a gas line for bbq, brick walkway, and rock feature landscaping. This is a great property and location is hard to beat. Book your showing today.