



**GRASSROOTS**  
REALTY GROUP

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

**9305 61 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2241443**



**\$509,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,951 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), G		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Storage Shed, Garden Boxes, Outdoor Kitchen Workspace

Welcome to one of the most desirable addresses in Grande Prairie: nestled in the prestigious loops of Country Club Estates and backing directly onto hole 14 of the golf course. With a serene view of the pond and fountain, this executive bungalow offers nearly 2,000 square feet on the main level, plus a fully developed basement, bringing the total living space to almost 4,000 square feet. A grand foyer with raised ceilings and archways welcomes you into the elegant and light-filled main level. The floor plan provides multiple gathering spaces, including a formal living room, a cozy TV lounge, and a dedicated dining area, perfect for both everyday living and entertaining. Hardwood flooring adds warmth and character, while oversized windows bring in beautiful natural light. The heart of the home is the spacious U-shaped kitchen, designed with functionality in mind. You'll find an abundance of cabinetry, including an entire wall of pantry cabinets along with brand-new appliances (except the fridge) and a massive butcher block prep area that will be a traeger enthusiast's dream. From here, step out onto 220 square foot south-facing deck, complete with white regal railing and glass inserts, to enjoy the peaceful views of your private, fully fenced backyard. The primary bedroom is exceptionally large, easily fitting a king-sized bed with room to spare. It features not only a walk-in closet, but also a full wall of custom cabinetry with pull-out drawers. The ensuite includes a separate soaker tub and shower, with great potential for future updates (get that Pinterest board ready!) Two additional bedrooms, a full bathroom, and a large boot room off the garage with laundry hookups round out the main level. Downstairs, the possibilities continue. With nearly 2,000 more square feet to enjoy, the basement includes a sprawling bedroom with a private ensuite and walk-in closet: ideal for guests, a

teenager's dream suite, or a multigenerational living setup. You'll also find a massive flex space that could be another living space or gaming area, a home gym (or fifth bedroom), a den or office with French doors (or a sixth bedroom if needed!) a huge storage room, and a dedicated wine cellar. (yep, that's right, a WINE CELLAR) The double attached garage, low-maintenance front yard with established shrubbery, and RV parking along the east side add even more value. The backyard features new vinyl fencing, clover lawn, raised garden beds, a cherry tree, raspberry bushes, and a designated outdoor kitchen area. This home is brimming with potential. While some cosmetic updates may be on your wish-list, the major systems have already been upgraded, including shingles, furnace, and hot water tank. With its generous square footage, prime golf course location, and rare price point for this neighborhood, this is a golden opportunity to invest in a home that can grow with your family and be transformed into a true showpiece. Be sure to call your favourite agent and tour it today!