



**GRASSROOTS**  
REALTY GROUP

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9622 65 Avenue  
Grande Prairie, Alberta

MLS # A2257679



**\$464,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Country Club Estates   |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 1,257 sq.ft.           | Age:   | 1989 (36 yrs old) |
| Beds:     | 4                      | Baths: | 3                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.15 Acre              |        |                   |
| Lot Feat: | City Lot               |        |                   |

|             |                                  |            |             |
|-------------|----------------------------------|------------|-------------|
| Heating:    | Forced Air                       | Water:     | -           |
| Floors:     | Carpet, Hardwood, Laminate, Tile | Sewer:     | -           |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -           |
| Basement:   | Finished, Full                   | LLD:       | -           |
| Exterior:   | Wood Frame                       | Zoning:    | residential |
| Foundation: | Poured Concrete                  | Utilities: | -           |
| Features:   | See Remarks                      |            |             |

|             |                  |
|-------------|------------------|
| Inclusions: | window coverings |
|-------------|------------------|

This beautifully renovated 1,257 sq. ft. bi-level home offers 4 bedrooms and 3 bathrooms, perfectly designed for family living and entertaining. Step into the bright, open entryway that leads to a spacious sitting area with hardwood floors and an adjoining dining space. The kitchen boasts tile flooring, solid cherry wood cabinets, stainless steel appliances, a mosaic tile backsplash, and a large center island. A second dining area offers direct access to the fantastic two-tier deck. The main level includes a bedroom, a full bath with tiled tub, dual vanity, and in-floor heated tile, plus a luxurious master suite complete with its own ensuite featuring in-floor heated tile. The fully developed lower level is perfect for family nights with an oversized rec room, built-in TV, and cozy wood-burning stove. It also features two large bedrooms and another full bath with a stunning stand-alone tiled shower and waterfall system. Situated on a 67' x 125' fully fenced and landscaped lot, the backyard oasis includes a two-tier deck with glass railing, sitting area with built-in hot tub, beautiful mature trees, and privacy fencing. Additional highlights include central air conditioning, an attached heated double garage, and an in-home surround sound system wired throughout with four-zone control. Conveniently located close to major schools, this home is the complete package!