



GRASSROOTS
REALTY GROUP

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9344 67 Avenue
Grande Prairie, Alberta

MLS # A2263258



\$375,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

This beautifully maintained home is full of thoughtful updates and ready for its next owners to move right in. Upgrades over the years include shingles, soffits, fascia, gutters, windows, doors, flooring, dishwasher, stove, furnace, and hot-water tank, giving you peace of mind for years to come. The bright, open kitchen features plenty of cabinets and counter space along with modern appliances, and connects seamlessly to the dining area and sunny south-facing family room with Hunter Douglas blinds. Step out from the dining room onto the deck and into the fenced backyard with a rear gate leading to walking and biking trails, perfect for outdoor living. The main floor offers 3 comfortable bedrooms and an updated bathroom, while the basement boasts a cozy WETT-certified wood-burning stove in a spacious family room, along with a second full bathroom, an additional bedroom, and laundry area. A 20' x 24' heated garage with 220 power and a concrete driveway adds plenty of parking and utility. This home delivers comfort, functionality, and charm, book your showing today and see all it has to offer!