



GRASSROOTS
REALTY GROUP

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9842 67 Avenue
Grande Prairie, Alberta

MLS # A2264954



\$449,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,266 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: N/A

This fully developed home is perfectly located in the desirable Country Club West neighborhood — ideal for a growing family. The upper level features an open-concept layout with hardwood flooring in the living room, a bright kitchen with ample cabinets and counter space, and newer appliances. Upstairs offers three spacious bedrooms, including a comfortable primary suite with a walk-in closet and full ensuite. The fully finished basement adds even more living space with a large family room, two additional bedrooms, a full bathroom, and generous storage. Enjoy the outdoors in the fully landscaped yard complete with a deck and patio area. The attached garage is finished and heated — perfect for Alberta winters. Located just a block from two schools, green spaces, and walking trails, and only minutes from the Eastlink Centre and Design Works Ice Rink. This well-kept home is move-in ready — book your showing today!