



10230 67 Avenue  
Grande Prairie, Alberta

MLS # A2291895



**\$729,900**

<b>Division:</b>	Stone Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Modified Bi-Level		
<b>Size:</b>	1,686 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** 2x Sheds, All large Appliances and Window Coverings

This impressive home features a 3-bedroom, 2-full-bath upper (main) suite along with a legal 2-bedroom, 1-bath basement suite, offering exceptional flexibility for families or investors. The 1,600+ sq. ft. upstairs suite is thoughtfully designed and includes laminate flooring throughout, air conditioning, and a tankless hot water system. The modern kitchen is equipped with stainless steel appliances, a large island, and a walk-in pantry—perfect for both everyday living and entertaining. The bright living room showcases a beautiful fireplace and a large window that fills the space with natural light. The primary bedroom offers a generous walk-in closet, while the ensuite features a soaker tub and a spacious walk-in shower. A convenient laundry room is also located on the upper level. The home includes a fully finished triple-car garage complete with shelving and a stainless steel sink. Outside, the fenced and finished backyard offers composite decking, a privacy wall, and a storage shed. The basement suite has its own fully separated, fenced yard and includes a shed as well, ensuring privacy for both living spaces. Built in 2021 and privately sold by the original owners, this property is move-in ready and shows pride of ownership throughout. Whether you’re looking for a great family home or a strong investment opportunity, this one checks all the boxes.