



9718 66 Avenue  
Grande Prairie, Alberta

MLS # A2302456



**\$449,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** See Remarks

**Foundation:** Poured Concrete

**Features:** Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** N/A

Welcome to Country Club West! This bright and open 4-bedroom, 3-bathroom home offers a functional layout and plenty of space for the whole family. Homes in this area don't get listed often, making this a great opportunity to settle into a highly sought-after neighborhood. The kitchen features an island and pantry, flowing into the living room with a cozy fireplace and vaulted ceilings that add to the open feel. The private primary bedroom is located above the garage and includes a walk-in closet and ensuite. The main floor also offers two additional bedrooms and a full bathroom. Downstairs, the fully developed basement boasts a huge family room, an extra bedroom, and another bathroom—perfect for guests or growing families. Outside, enjoy a fully fenced yard with an easement and convenient RV parking. Located just steps away from two schools, this home is in a great family-friendly