



**9306 62 Avenue
Grande Prairie, Alberta**

MLS # A2303615



\$429,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,321 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

Inclusions: Hot tub

Welcome to this spacious, fully developed 4-level split home nestled in the highly sought-after loops of Country Club Estates. Just steps from parks and within walking distance to Aspen Grove School and Montrose Jr. High School. The bright kitchen features an abundance of cabinetry and opens into a sunny dining area with direct access to the backyard deck and gazebo covered hot tub…perfect for morning coffee and summer entertaining. The living room is warm and inviting, highlighted by a cozy gas fireplace and vaulted ceilings that create an airy, open feel. Upstairs you’ll find three bedrooms, including a primary retreat complete with a jetted tub and separate shower. The lower levels provide even more flexibility with 2 additional bedrooms, a rec room, full bathroom with a walk in shower, finished laundry room, and plenty of storage space. Step outside to a fully fenced backyard backing onto a peaceful grass easement. With solid bones, a functional layout, and an unbeatable location in one of the city’s most desirable neighbourhoods, this home is full of potential and ready for its next chapter!