



GRASSROOTS
REALTY GROUP

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9302 62 Avenue
Grande Prairie, Alberta

MLS # A2102050



\$459,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,916 sq.ft.	Age:	1993 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Gentle Sloping, Irregular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator, wall oven, built in stove top, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls, blinds, AC, radiant garage heater, Shed

Have you been waiting for a Country Club Estates listing...then look no further!!!! Stunning 1916 sq.ft 2 storey home in quiet key-hole with pie-shaped lot backing onto easement and walking trails just steps away from Grande Prairie Golf & County Club! This home has been very well maintained and features large front entry with feature staircase, formal front living room and dining with vaulted ceilings and beautiful windows. Dining area leads to the rear kitchen with side pantry, center island with built in stove top, all new kitchen appliances and charming eat in breakfast nook, perfect for morning coffee while overlooking the peaceful and private backyard. Informal living room just off the kitchen offers open concept living complete with gas fireplace, North facing windows and a half bath. Down the hall is main flr laundry room with garage access, fully finished and heated 22x24.5' with radiant heat. Upstairs is complete with 3 great sized bedrooms, full bath and primary includes walk-in closet and ensuite. Bsmt is fully developed with built in wet bar, large rec room, 2 additional bedrooms and 3rd full bath with enclosed shower. This home offers tons of space for young families in one of Grande Prairie's premier locations! Be within walking distance to amazing schools, parks, walking trails, amenities, baseball diamonds, dog park and of course golf!! Recent upgrades include newer paint, flooring, HWT, kitchen appliances and AC! Call today for your personal tour!