



GRASSROOTS
REALTY GROUP

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10637 66 Avenue
Grande Prairie, Alberta

MLS # A2115053



\$419,900

Division:	Stone Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,602 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: A/C Unit

2019 BUILT PRESTIGIOUS HALF DUPLEX IN DESIRED STONE RIDGE! This 3 Bed 2.5 Bath duplex with HEATED GARAGE , PARTIALLY FINISHED BASEMENT , NO REAR NEIGHBOURS AND HIGH END FINISHINGS WILL BE SURE TO MAKE YOUR JAW DROP! With in walking distance to Eastlink Centre, Charles Spencer School, Numerous Shopping Centers/Restaurants , and Popular Muskoseepi walking trails. Lets make our way inside your future home that welcomes you with a tiled entry that flows into the half bathroom right off your heated garage entrance, great for when guests are visiting. Main floor boasts high ceiling and consists of the high demanding open concept kitchen, dining, and living room. Kitchen has adequate amount of cabinet/counter space, quartz counter tops, and popular butler pantry. Dining is spacious allowing table of any size for any occasion. Living room is the perfect size with large windows allowing that natural light in all day long and complimented by aesthetically pleasing electric fireplace with feature wall. Making our way upstairs where you will find large master bedroom with TWO WALK IN CLOSETS and GRAND master en-suite with his and her sink with quartz counter tops and massive fully tiled shower with bench. To complete upstairs we have two more bedrooms, full bathroom, and show stopping laundry room with quartz counter tops, sink and cabinet/storage space. Basement is partially finished with framing for a full bathroom, bedroom, living room, and utility/storage room. Backyard is south backing giving sunlight throughout the day and is topped off with a nice deck and fully fenced. 20x23 double car attached garage is finished and heated, and the icing on the cake is this home has CENTRAL AIR! Book a viewing and start packing your things , as your future home is turn key and awaits you!

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