



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**9886 67 Avenue
Grande Prairie, Alberta**

MLS # A2131502



\$524,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,436 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fire Pit, Window Covering(s), Electric Garage Heater

Be ready to be amazed with this only TWO owner home in desired Country Club. This home has been well cared for and has endless features including Central Air, No Rear Neighbors, Granite Counter Tops, Central Vac, irrigation, RV Parking and last but not least TWO HEATED GARAGES! Located next to walking trails, close to green spaces, parks, base ball diamonds, schools, and popular Eastlink Center. Pulling up to this home you will notice the wide paved driveway with access to the rear 16x20 heated detached garage. Walking in the front door you are greeted with a large front entry that offers a coat closet, access to the attached heated double car garage & stairs leading to the large main floor. On the main floor you are offered updated vinyl plank flooring, white kitchen and bathrooms cabinets with granite countertops. The spacious kitchen offers lots of cupboard space, corner pantry, a island overlooking the large living room with vaulted ceilings & a gas fireplace. The good size dining room provides access to the massive fully treed back yard. The water proof deck has an electric awning, dry storage underneath & stairs down to the patio stone seating area. The yard also offers walls of trees for privacy, concrete curbing, 16x20 detached garage with a concrete floor & irrigation. The rest of the main floor offers a full bathroom recently updated with white cabinets, granite countertop and two more bedrooms. The master is located above the garage with a walk in closet, full en-suite with a jetted tub. The basement offers two more large bedrooms, full bathroom with steam shower style shower, laundry room & a second large living room. The pride of ownership is clearly shown in every area of this family home and won't last long. Back yard is massive, fully fenced, with under the deck storage, brick patio spot as well as firepit area great for entertaining. RV Parking

stretches along the side of your new home in front of your detached garage. Shingles and Hot Water Tank New in 2022.(attached garage considered heated from a duct from the house, and detached garage has electric heater)