



9701 67 Avenue
Grande Prairie, Alberta

MLS # A2135638



\$449,400

Division:	Country Club West		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,814 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Pantry, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RG

Utilities: -

Inclusions: N/A

Nestled in the fantastic Neighbourhood of Country Club West, this fully finished 4-level split is ideal for your family, located just a block away from two schools. The upper level features 3 bedrooms, including a master bedroom with an ensuite, and a main bath. The main floor offers a formal living room, a spacious kitchen with abundant cabinets, counter space, a walk-in pantry, and an island, with access to an upper deck from the dining area. The third level includes a cozy family room with a corner gas fireplace, leading out to a landscaped and fenced backyard with a paved patio area, and RV parking on the side of the house. This level also has a 4-piece bathroom, a bedroom, and a generous back entrance with laundry that connects to the garage. The versatile fourth level can serve as a large bedroom with ample storage or be used as an additional family or recreation room. Recent updates include new flooring and paint (2023), a refrigerator and tankless water heater (2022), Dishwasher (2017) and attic insulation (2023). This charming home is move-in ready!