



**GRASSROOTS**  
REALTY GROUP

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9824 65 Avenue  
Grande Prairie, Alberta

MLS # A2137534



**\$439,900**

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Level, Rectangular Lot		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, garage door opener and one remote, and firepit.

Very nice 5 bedroom bi-level in heart of the Country Club West neighborhood on a quiet street close to schools. This desirable family home has much to offer. Features vaulted ceilings, open kitchen and dining area that leads to a rear covered deck, three bedrooms and two full bathrooms, fully developed basement with large family/recreation room, two additional bedrooms, laundry room, and another full bathroom. The 22' x 24' garage is finished, heated and also has storage racks and features a doggie door to the back yard if desired. There has been some upgrades over the years including fresh paint in two bedrooms on main floor, newer carpet in basement, furnace cleaned in the last year, and new shingles in June 2023. Fully landscaped and fenced yard complete with a firepit, and large covered deck with storage underneath, and gas line for BBQ. This is fantastic family home in a great location, so don't miss the opportunity to make this beautiful home yours.