



**9309 62 Avenue
Grande Prairie, Alberta**

MLS # A2152415



\$459,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Split Level		
Size:	1,505 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Interlocking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Irregular Lot, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: 2 overhead GDO w/ 1 remote

HUGE PRICE REDUCTION! Located in the highly desirable Country Club "loops’ this fully developed four level split home with crawl space is ready for its next owners. This home is unique in that two of the four bedrooms have their own ensuites. This makes it ideal for those needing a space for a nanny, aging parent, or a child with special needs. The new owner is sure to enjoy living close to the golf course, walking trails, two schools and all the things that the south side of Grande Prairie offers. From the front door you are greeted by a large living room with vaulted ceilings and room for a formal dining area. Towards the back of the home there is a kitchen and dining area that overlooks both the private rear yard and down into the family room. Going upstairs the master bedroom is large enough for a king size bed plus it has a three-piece ensuite. There is a second bedroom and then a third bedroom that also has its own ensuite. The third level has a large family room with cozy wood fireplace, a combined half bath and laundry room, a bonus room that could be an office, sewing or craft room as well there is an entry to the garage. The lower fourth level has a large fourth bedroom, a cold room plus access to a huge storage room in the crawl space that runs under the entire third level. This home has been lovingly maintained over the years. Outside there is ample parking with RV parking running alongside the garage. The rear yard is private with its many mature trees blocking out any neighboring homes. Beyond the back yard there is a grassed easement that extends to a playground a little way away. Contact your favorite realtor to book your private showing before it is too late.