

9359 66 Avenue
Grande Prairie, Alberta

MLS # A2133790



\$429,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,834 sq.ft.	Age:	1990 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Land		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Controls, All Window Coverings, All Light Fixtures, All Window Coverings, Air Conditioning Unit, Shed. Gas stove downstairs will stay but is currently not operational, all construction materials including trim & finishing boards will stay

MASSIVE PRICE ADJUSTMENT ON THIS SPACIOUS 6 BEDROOM HOME! Ideally nestled in a prime, highly sought-after neighborhood known for its picturesque surroundings, mature trees, and close-knit community! This stunning 6-bedroom, 3.5-bathroom home offers a sprawling layout with ample square footage, perfect for families or anyone who craves space and comfort. As you step inside, you'll be greeted by gleaming maple hardwood floors and newly installed tile that seamlessly flows throughout the main level. The updated kitchen is a chef's dream, featuring abundant cabinetry, convenient pot drawers, stainless steel appliances, and a charming bay window that offers a peaceful view of the expansive, fully landscaped yard. The main floor is thoughtfully designed with both formal dining and living rooms for entertaining, and a cozy family room complete with a wood-burning fireplace and large windows to let in natural light. Main floor laundry, with access to the finished garage, adds convenience to everyday life. Step outside onto the generous deck, perfect for barbecues or relaxing, while enjoying the fully fenced yard that backs onto an easement, ensuring extra privacy from neighbors. Upstairs, you'll find four large bedrooms, one of which is currently set up as a home office. The primary suite is a true retreat, featuring a spacious layout, a 3-piece ensuite, and a walk-in closet. The newly renovated main bathroom serves the remaining bedrooms with style and sophistication. The lower level is mostly finished, offering a fifth bedroom, another newly updated bathroom, a smaller bonus room, and plenty of storage space to suit all your needs. Recent updates, including new shingles, a modern furnace, and air conditioning, make this home move-in ready and comfortable year-round. Situated just steps away from top-rated schools, parks, and local amenities, this home

offers not just space but an unbeatable location. This is the perfect blend of elegance, convenience, and tranquility—don't miss your chance to make it yours!