

9705 66 Avenue
Grande Prairie, Alberta

MLS # A2168270



\$445,000

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,267 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: window coverings, Hot Tub

Just move in, unpack and enjoy! If you're looking for a meticulously well-maintained home in a fantastic neighbourhood, on a pie shaped lot, beside the walking trail and with no homes behind it? Then you need to check out this beautiful property! Nestled into a quiet corner in Country Club West, backing onto the Ecole Montrose School and Aspen Grove School site, is this beautiful bi-level home with sunken living room. You are sure to appreciate all the updates in recent years including newer shingles, hot water heater, vinyl plank flooring on the main level and a freshly updated garage with new drywall, paint and garage heater. Walking into the home you enter the main living room which features a gas fireplace, large windows and high ceilings. Going up a few steps you find the dining space and the spacious kitchen with lots of beautiful wood cabinets, black appliances, a large island and entrance to the rear yard. Rounding out the upper level is the spacious primary bedroom with full ensuite, a second bedroom and the full main washroom. In the basement is a rec room with fireplace, two more large bedrooms and a full washroom. There is also a finished storage or playroom under the living room, making great use of that extra space. Outside the rear yard is your own personal getaway with a deck featuring privacy walls, as well as a hot tub and firepit area so you choose how to warm up on the cool fall evenings. Out front there is an extra wide parking pad and room for a small trailer beside the home or tuck your toys or tools in the good sized 24x25 garage. This is a home you won't want to miss seeing. Contact your favorite Real Estate Professional to line up a viewing today!