



**9866 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2186541**



**\$449,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RG

**Utilities:** -

**Inclusions:** Shed

From the moment you step into this home, you're greeted by soaring ceilings and an abundance of natural light. The living room is the showstopper, framed by dramatic arched windows that flood the space with sunshine. It's a room made for lively conversations, quiet afternoons, or celebrating special moments with loved ones! Just a few steps up, the dining area opens to the living room below, creating a sense of connection while maintaining its charm with elegant arch details and columns. Across from the dining area, the kitchen takes centre stage. Featuring quartz countertops (2018), warm wood cabinetry, and stainless steel appliances (2022), this space is both functional and beautiful. The pantry ensures everything you need is always within reach. A sink window overlooks the backyard, and the door to the deck makes it easy to bring the outdoors in—whether you're barbecuing or hosting in the summer months! The primary bedroom is generous in size, offering a calm retreat at the end of the day. Its walk in closet provides ample storage, while the ensuite bathroom feels luxurious with a 4 foot shower that's as practical as it is indulgent. Two more bedrooms and a full bathroom complete the main floor, making it ideal for families or hosting guests. Downstairs, the recently renovated (2018) basement offers incredible versatility. The spacious family room is perfect for everything from movie nights to playtime. With an additional bedroom, a full bathroom (renovated 2018), and plenty of space, the lower level adapts to your lifestyle, whether you need a home office, guest suite, or hobby area. Step outside to find a fenced backyard that offers both privacy and tranquillity. Mature trees, no rear neighbours, and a spacious deck make this the perfect spot for outdoor living. With recent updates like new shingles (2019) and a new

hot water tank (2018), this home is ready for you to move in and enjoy. And the location? It's unbeatable! You're close to walking trails, a dog park, schools, restaurants, and the Eastlink Centre, making it easy to enjoy everything the community has to offer. This home is ready to welcome its next chapter. Call your REALTOR® today to schedule a private showing!&nbsp;