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9874 67 Avenue  
Grande Prairie, Alberta

MLS # A2220506



**\$479,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	n/a		

WELCOME to This beautifully maintained bi-level property that features 4 bedrooms and 3 bathrooms, ideally situated in the sought-after Country Club West neighborhood on a peaceful street, conveniently close to schools and the picturesque Bear Creek trails, ball diamonds, and pitch and putt. This family-friendly residence boasts a variety of appealing features, including vaulted ceilings, a modern kitchen with updated cabinetry, a pantry, quartz countertops, and an inviting eat-in dining area. The living room is filled with natural light from the lovely south-facing windows, creating a bright atmosphere throughout the home. Patio door from the kitchen/dining area opens onto a two-tiered composite deck that overlooks a serene backyard. The main level offers three spacious bedrooms, a 4-piece main bathroom, and a primary suite complete with a 3-piece en-suite. The fully developed basement includes a large family room with a fireplace, surround sound available, and an additional generous bedroom. There is a workout/flex space and a 4-piece bathroom for guests. The attached double garage provides ample storage and shelving. Numerous upgrades have been made over the years, such as fresh paint, updated light fixtures, and new shingles 2019, HWT 2019, New Sump 2021, built in vac system. Don't miss the chance to call this one exceptional one owner family home your own. Contact your favorite agent today for your private viewing!