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9846 67 Avenue
Grande Prairie, Alberta

MLS # A2220934



\$439,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,260 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Paved		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: N/A

Welcome to the Highly Sought-After Country Club West Community! This charming property offers an ideal family living experience. The upper level features two spacious bedrooms, including a master suite complete with a private ensuite and walk-in closet. The main living area is cozy with carpeting, while the remainder of the home boasts modern vinyl plank flooring for a fresh and updated look. Many of the main areas have recently been painted, adding to the home's refreshed aesthetic. The kitchen is well-equipped with an island, range hood, and a generous pantry, perfect for both cooking and entertaining. The fully finished basement extends the living space, offering an additional large family room, two bedrooms, and a 4-piece bathroom. The basement also provides direct access to the double garage, adding convenience and ease of access. Step outside to enjoy a spacious backyard featuring mature trees, a natural gas hook up for barbecuing and a deck with a roof extension—ideal for outdoor gatherings. The front yard is beautifully landscaped with vibrant flowers, enhancing the home's curb appeal. This property is a must-see, offering both comfort and functionality for family living! Contact your REALTOR® of choice and book your tour today!