



9305 61 Avenue
Grande Prairie, Alberta

MLS # GP213499



\$484,800

Division:	Country Club Estates		
Type:	House		
Style:	Bungalow		
Size:	1,884 sq.ft.	Age:	1993 (27 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 5,867
Basement:	Full	Condo Fee:	-
Exterior:	Stucco	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Deck, Ensuite, Jet Tub		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Blinds & Window Coverings, GDO & Remote, Shed, Playhouse

Great family home in desirable Country Club Estates backing onto the golf course and walking distance to parks & trails. Large living room has feature brick wall then head into the spacious kitchen which offers stainless steel appliances, lots of cupboard & counter space plus a breakfast bar. Dining room is set up perfectly for entertaining as it is open to the front sitting room. Huge master bedroom has walk in closet and wall of closets with built in shelves, drawers and closet rods so you will not be lacking closet space. The attached, 4-piece bathroom comes complete with a jetted soaker tub. 2 more bedrooms and a full bathroom complete the main level. Basement is fully developed with big family/rec room, nice office with wine storage room & work out room that could easily be converted to a bedroom. There is also a large bedroom with walk in closet and door to the 3-piece bathroom/laundry room. Fenced backyard has large deck and overlooks the golf course.