



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**9857 66 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2244966**



**\$449,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,255 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Many Trees, Private, Treed		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** n/a

Hidden in this amazingly landscaped lot there is a home. This unique open concept home is located in Country Club West and within walking distance to schools, walking trails, and all amenities. The large kitchen opens up to a good sized eating area and large living room which is bordered by a row of south facing windows allowing plenty of natural light. The basement is fully developed and has 2 bedrooms a full bath and another great area for relaxing with family. Garage and driveway are both over sized ( 27 feet deep) giving you plenty of extra room for bigger toys. There is also a hidden playroom to inspire your kids imagination. This neighborhood is always highly sought after.