9622 65 Avenue
Grande Prairie, Alberta

MLS # A2257679

$464,900

Division:	Country Club Estates
Type:	Residential/House
Style:	Bi-Level

Size:	1,257 sq.ft.	**Age:**	1989 (36 yrs old)
Beds:	4	**Baths:**	3

Garage:	Double Garage Attached
Lot Size:	0.15 Acre
Lot Feat:	City Lot

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Hardwood, Laminate, Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Wood Frame		**Zoning:**	residential
Foundation:	Poured Concrete		**Utilities:**	-
Features:	See Remarks			

Inclusions:	window coverings

This beautifully renovated 1,257 sq. ft. bi-level home offers 4 bedrooms and 3 bathrooms, perfectly designed for family living and entertaining. Step into the bright, open entryway that leads to a spacious sitting area with hardwood floors and an adjoining dining space. The kitchen boasts tile flooring, solid cherry wood cabinets, stainless steel appliances, a mosaic tile backsplash, and a large center island. A second dining area offers direct access to the fantastic two-tier deck. The main level includes a bedroom, a full bath with tiled tub, dual vanity, and in-floor heated tile, plus a luxurious master suite complete with its own ensuite featuring in-floor heated tile. The fully developed lower level is perfect for family nights with an oversized rec room, built-in TV, and cozy wood-burning stove. It also features two large bedrooms and another full bath with a stunning stand-alone tiled shower and waterfall system. Situated on a 67' x 125' fully fenced and landscaped lot, the backyard oasis includes a two-tier deck with glass railing, sitting area with built-in hot tub, beautiful mature trees, and privacy fencing. Additional highlights include central air conditioning, an attached heated double garage, and an in-home surround sound system wired throughout with four-zone control. Conveniently located close to major schools, this home is the complete package!