



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

9002 60 Avenue  
Grande Prairie, Alberta

MLS # A2285547



**\$684,900**

|           |                                                            |        |                   |
|-----------|------------------------------------------------------------|--------|-------------------|
| Division: | Summerside                                                 |        |                   |
| Type:     | Residential/House                                          |        |                   |
| Style:    | 2 Storey                                                   |        |                   |
| Size:     | 2,502 sq.ft.                                               | Age:   | 2010 (16 yrs old) |
| Beds:     | 5                                                          | Baths: | 4 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Garage Door Opener       |        |                   |
| Lot Size: | 0.11 Acre                                                  |        |                   |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks |        |                   |

|             |                                  |            |    |
|-------------|----------------------------------|------------|----|
| Heating:    | Forced Air                       | Water:     | -  |
| Floors:     | Carpet, Hardwood, Laminate, Tile | Sewer:     | -  |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -  |
| Basement:   | Full                             | LLD:       | -  |
| Exterior:   | Stone, Stucco                    | Zoning:    | RS |
| Foundation: | Poured Concrete                  | Utilities: | -  |

**Features:** Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Bar Fridge, A/C, Garage Door Opener & Control.

This magnificent custom-built chalet-style home in Grande Prairie offers over 2,500 sq ft of thoughtfully designed living space with 5 bedrooms, an office/den, and 4.5 bathrooms — perfectly suited for modern family living. The open-concept main floor features a stunning kitchen with warm wood cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, gas stove hookup, coffee bar, built-in wine rack, and a spacious walk-in pantry. A bright front office overlooks the front yard, creating an ideal work-from-home space. Upstairs you’ll find four bedrooms, including a functional Jack & Jill ensuite plus a private 4-piece bath for the third bedroom. The primary retreat showcases a luxurious 6-piece ensuite with tiled shower, soaker tub, dual sinks, built-in makeup vanity, and a generous walk-in closet with custom shelving. The fully developed basement is designed for entertaining and family enjoyment — complete with a guest bedroom and ensuite, entertainment area with built-ins and speaker wiring, kids’ play zone, and a stylish wet bar with quartz counters and custom lighting. Upgrades include air conditioning, hot water on demand & a natural gas fireplace. Step outside to a landscaped and fenced yard featuring a covered concrete patio and low-maintenance greenery. Enjoy easy access to a scenic paved walking path surrounding the neighborhood pond — perfect for morning walks or evening runs. A spacious, upgraded home offering comfort, function, and room for everyone!