



**9340 67 Avenue
Grande Prairie, Alberta**

MLS # A2287123



\$304,900

Division:	Country Club Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	829 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

NEW ROOF SHINGLES & HWT!!! Welcome to this non-conforming suited duplex in the desirable Country Club, where privacy meets practicality with no rear neighbors behind you. Upstairs, the living area feels bright and welcoming, anchored by windows and a balcony that flood the space with natural light. The sunlight reflects beautifully through the glass block, creating a warm, airy atmosphere that carries throughout the home. Just off the living space, the all-white kitchen offers a clean, timeless look with a layout that feels both functional and inviting, perfect for everyday living or hosting friends and family. This level is complete with 2 bedrooms and 1 full bathroom, offering a comfortable and functional layout for everyday living. Downstairs, you will find a 1 bedroom, 1 bathroom suite that continues to feel open and comfortable, with its own windows allowing natural light to flow in, making it feel far from a typical basement. The bathroom features a stand-up shower and a medicine cabinet mirror for added storage and convenience. With new shingles and a new hot water tank, this property offers flexibility, comfort, and long-term value in one of the city's most established neighborhoods. Last but certainly not least, step outside to a huge gated backyard offering space, privacy, and endless potential for kids to play, pets to roam, or summer gatherings with family and friends. Located less than 2 minutes from local golf clubs and just seconds from schools and every amenity you can think of, you might just find that everything you need is closer than you imagined. Country Club borders some of the best walking/biking trails Grande Prairie has to offer, so call your trusted REALTOR to own a home in this incredible neighborhood today!