



10225 67 Avenue  
Grande Prairie, Alberta

MLS # A2296191



**\$639,000**

<b>Division:</b>	Stone Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Location, location, location! Arguably one of the most convenient spots in Grande Prairie—just a 5-minute drive or 10-minute walk to the Eastlink Centre, hockey rink, CKC Field, restaurants, bakery, medical services, and more. Backing onto a walking trail with no rear neighbours, this property also offers quick access to the highly sought-after Waxwing trails leading to Bear Creek, ball diamonds, beach volleyball, golf, and disc golf. This spacious 2,200 sq ft 2-storey is well suited for a growing or established family. The upper level features an executive primary suite with a luxurious ensuite including soaker tub, heated floors, oversized tiled shower with body jets and rain head, plus a bright walk-in closet. Two additional large bedrooms (queen-sized), upper laundry with floor drain, office, and a generous bonus room complete the level. The main floor offers a welcoming entry, cozy living room with gas fireplace, and a highly functional boot room off the garage. The kitchen is well-appointed with stainless steel appliances, quartz countertops, under-cabinet lighting, and a breakfast bar, flowing into an elegant dining area with coffered ceiling. Enjoy the outdoors on the composite deck with aluminum railings and natural gas hookup, overlooking a fully fenced yard with shed. The oversized garage offers extra space and convenient access from both front and rear. The fully developed basement includes a 3-piece bath and a large open area—perfect for teens, guests, or flexible living space. Additional features: Central vacuum, and air conditioning. Move-in ready and packed with value!