



**GRASSROOTS**

REALTY GROUP

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9332 66 Avenue  
Grande Prairie, Alberta

MLS # A2300750



**\$455,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,441 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Garden		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	Bookcases, Breakfast Bar, Chandelier, Crown Molding, High Ceilings		

**Inclusions:** Stove x2, Refrigerator x2

Charming suited bi-level in Country Club Estates loaded with thoughtful updates, character, and rare RV parking. This 5 bedroom home with an additional flex room offers incredible versatility, including a separate lower suite setup and direct garage access. The main level features a beautifully redone wood-burning fireplace as the centerpiece, along with two spacious bedrooms, a fully updated bathroom, and a primary retreat that truly stands out. Downstairs you’ll find two more well-sized bedrooms, a full kitchen, a comfortable den area, and a flex room with garage entry that could easily function as a sixth bedroom, home office or gym space. The lower level also offers tall ceilings, creating a bright and open feel throughout. Extensive updates over the years include three renovated bathrooms, new pot lighting, fresh professional paint, updated light fixtures, custom closet organizers, new laminate and carpet throughout, an added kitchen pantry, updated exhaust venting in the suite, new vents and baseboards, plus radiant heat in the garage. With washer and dryer hookups already in place upstairs and a layout that works for a variety of living situations, this home blends function, flexibility, and charm in a way that’s hard to find. A true must see.