



GRASSROOTS
REALTY GROUP

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9718 66 Avenue
Grande Prairie, Alberta

MLS # A2302456



\$449,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,316 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Welcome to Country Club West! This bright and open 4-bedroom, 3-bathroom home offers a functional layout and plenty of space for the whole family. Homes in this area don't get listed often, making this a great opportunity to settle into a highly sought-after neighborhood. The kitchen features an island and pantry, flowing into the living room with a cozy fireplace and vaulted ceilings that add to the open feel. The private primary bedroom is located above the garage and includes a walk-in closet and ensuite. The main floor also offers two additional bedrooms and a full bathroom. Downstairs, the fully developed basement boasts a huge family room, an extra bedroom, and another bathroom—perfect for guests or growing families. Outside, enjoy a fully fenced yard with an easement and convenient RV parking. Located just steps away from two schools, this home is in a great family-friendly