



9701 67 Avenue
Grande Prairie, Alberta

MLS # A2308005



\$465,000

Division:	Country Club West		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,814 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Paved, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage, Tankless Hot Water, Tile Counters, Track Lighting		

Inclusions: None

This fully renovated 4 level split home sits on a corner lot in the desirable County Club West neighbourhood., across from Aspen Grove School and Ecole Montrose and close to walking trails, playgrounds and Bear Creek's recreation area. This home has seen many updates, most recent being roof, painted decks and fence as well as new stainless kitchen appliances. There is also updated flooring and bathroom vanities, a new tankless water heater 2022 and added attic insulation in 2023. The main floor offers a wonderful open concept with soaring ceilings, living room, kitchen complete with island and pantry and a generous dining area, that leads out to the sundeck and fully fenced back yard. The upper level offers the Primary bedroom and 3 piece ensuite as well as 2 other bedrooms and a 4 piece bathroom. Moving down to the lower level you will find a lovely family room with gas fireplace and a walk out basement, the 4th bedroom, another 4 piece bath and a laundry room that leads out to your oversized attached garage with ample storage and high ceilings. For the final mention of space there is a basement area that can be used as an exercise area or a games room., here you will also find the utility area and more storage. If this beautiful home sounds like it may just be the home you have been looking for, please reach out to the realtor of your choice soon.