



9827 67 Avenue  
Grande Prairie, Alberta

MLS # A2318262



**\$469,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gazebo, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Imagine coming home every day to a space that truly elevates your lifestyle. This stunning residence in Country Club is thoughtfully designed for families who refuse to compromise on comfort or style. The heart of the home is the breathtaking open-concept kitchen, dining, and living area — soaring vaulted ceilings, recessed lighting, and a generous island with bar seating set the stage for effortless entertaining. Crisp white cabinetry, dark countertops, a bold tile backsplash, and stainless steel appliances make the kitchen as functional as it is beautiful. The living room invites you to unwind beneath vaulted ceilings, bathed in natural light from expansive windows. Upstairs, three well-appointed bedrooms offer space for the whole family, including a serene primary suite with a walk-in closet. In the basement, a dedicated home office provides the flexibility to work, create, or dream. A tastefully finished bathroom serves the home with ease. Plush carpet in the bedrooms, and a large laundry room complete this exceptional package. The home has been maintained over the years including a new Roof in 2022, and appliances between 2019-2021. Located in a quiet corner one of Grande Prairie's most desired neighborhoods, this is more than a house — it's a place to create lifelong memories.