



GRASSROOTS
REALTY GROUP

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9854 66 Avenue
Grande Prairie, Alberta

MLS # A2322567



\$539,900

Division:	Country Club West		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,410 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Suspended Ceiling		

Inclusions: Garage heater, garden shed

Welcome to this beautifully updated 1,410 sq. ft. modified bi-level nestled in the sought-after mature neighborhood of Country Club West. Offering 5 bedrooms and 3 bathrooms, this fully developed home provides the perfect balance of comfort, functionality, and outdoor enjoyment. The main living area is bright and inviting, featuring a well-designed layout and a kitchen equipped with a gas range—perfect for home chefs and entertaining alike. Recent mechanical upgrades provide peace of mind, including a new furnace, hot water heater, and garage heater, all replaced in 2020, as well as 30 year shingles in 2017. Central air conditioning ensures year-round comfort. Step outside to a meticulously landscaped backyard designed for relaxation and recreation. Enjoy a stunning outdoor space complete with a 200 sq. ft. putting green, paving stone accents, concrete curbing, new sod, and low-maintenance rubber mulch. The composite deck offers the perfect place to unwind, host guests, or enjoy summer evenings. Located in one of the city's most established and desirable neighborhoods, this move-in-ready home combines thoughtful updates, exceptional outdoor living, and ample space for the entire family.