



GRASSROOTS
REALTY GROUP

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9329 69 Avenue
Grande Prairie, Alberta

MLS # A2330873



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,196 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Tucked into the beautiful and quiet Cornerstone neighborhood, this thoughtfully updated home offers the rare combination of privacy, natural surroundings, and move-in-ready comfort. Backing onto open space with no rear neighbors and surrounded by scenic walking trails, this property delivers a peaceful setting that's hard to find. The south-facing backyard soaks up sunlight all day and opens onto a spacious two-tiered deck, perfect for entertaining or unwinding in your private, quiet-street retreat. Inside, the home has been thoughtfully refreshed with new flooring, fresh paint, and new appliances throughout. A brand-new roof adds lasting peace of mind. The primary bedroom features a private en suite and a generous walk-in closet. Downstairs, the massive basement is a standout, offering a huge rec and family area with endless possibilities, and the space is already set up to easily add a third bathroom, making it ideal for a growing family. With its unbeatable location along the trails, sun-filled yard, and turnkey updates, this Cornerstone gem is ready to welcome its next owners home.