



**GRASSROOTS**  
REALTY GROUP

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9540 62 Avenue  
Grande Prairie, Alberta

MLS # A2341409



**\$654,900**

|           |                                                            |        |                   |
|-----------|------------------------------------------------------------|--------|-------------------|
| Division: | Country Club Estates                                       |        |                   |
| Type:     | Residential/House                                          |        |                   |
| Style:    | 2 Storey                                                   |        |                   |
| Size:     | 2,466 sq.ft.                                               | Age:   | 1992 (34 yrs old) |
| Beds:     | 5                                                          | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached                                     |        |                   |
| Lot Size: | 0.18 Acre                                                  |        |                   |
| Lot Feat: | Landscaped, Lawn, Pie Shaped Lot, Private, Street Lighting |        |                   |

|             |                                                                    |            |                           |
|-------------|--------------------------------------------------------------------|------------|---------------------------|
| Heating:    | Forced Air                                                         | Water:     | -                         |
| Floors:     | Carpet, Ceramic Tile, Vinyl                                        | Sewer:     | -                         |
| Roof:       | Asphalt Shingle                                                    | Condo Fee: | -                         |
| Basement:   | Full                                                               | LLD:       | -                         |
| Exterior:   | Stucco                                                             | Zoning:    | RR Restricted Residential |
| Foundation: | Poured Concrete                                                    | Utilities: | -                         |
| Features:   | High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage |            |                           |

Inclusions: N/A

Stop the car....stop the search...you have arrived in Country Club Estates at your gorgeous new home! Country Club opportunities like this are rare....let's take a tour through this wonderful family home. As you step into this beautiful home you are immediately greeted by a grand staircase, soaring ceilings, and the most welcoming and bright living room and formal dining room, perfect for those special gatherings with family & friends. Be wowed by the completely remodeled kitchen space with elegant white cabinetry, stunning island & countertops, expansive pantry, secondary dining space, custom coffee bar, and luxurious stainless steel appliances. Let's move into the cozy additional living room offering modern feature wall, extensive space for entertaining, and gas fireplace. The main floor would not be complete without main floor laundry, conveniently located 2-piece bathroom, and bedroom/office flex space for ultimate utility. Travel up the grand staircase into your sanctuary of a primary bedroom with walk in closet, and 4-piece ensuite with relaxing jacuzzi tub. The upstairs living space offers exceptional utility with two additional substantial bedrooms along with 5-piece bathroom with dual sinks. The basement in this wonderful home provides yet another fantastic space for entertaining, kids play areas, and endless possibilities for your specific needs with a ginourmous recreation/family room, storage, a 5th bedroom, 3-piece bathroom, and yet another flex room excellent for a home office or gym space. Did I mention this home features an immense park like backyard with multiple deck spaces, firepit area, and dog run. Now lets get to the extensive list of upgrades this outstanding home provides: Kitchen Remodel (February 2026) Central Air, Furnace, Hot Water Tank (April 2023), Asphalt Shingles (August 2024), Appliances - Refrigerator, Stove, Dishwasher (October 2025),

Fence (July 2020), Lower Deck (Summer 2019). Welcome to one of Grande Prairie's very best neighbourhoods....Welcome Home!