

**9705 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2313064**



**\$554,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Pantry, Soaking Tub, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Rangehood, Dishwasher, Microwave, Washer, Dryer, Blinds, GDO & Remote, Central Vac & Attachments

Welcome to this fully developed modified bi-level in the desirable south-end community of Country Club West. Set in a mature, family friendly neighbourhood with established trees, within walking distance of multiple schools, close to the dog park, Bear Creek walking trails and great everyday amenities. Inside, you'll find a bright and functional layout with a welcoming living room featuring a cozy gas fireplace. The updated kitchen offers refreshed cabinetry, marbled laminate countertops, stainless steel appliances, a corner pantry and coffee bar. The upgraded tile flooring in the kitchen flows through into the spacious dining room that provides ample space for large gatherings and features french doors leading to the south-facing deck. The main floor also includes 2 additional bedrooms and a full 4-piece bathroom. The upstairs primary suite provides a quiet setting away from your main area with double closets and a beautifully updated ensuite with dual sinks, a freestanding soaker tub, and corner shower. The fully developed basement adds even more living space with a bedroom, large den, another 4-piece bathroom, and a rec room perfect for entertaining. Outside, enjoy a landscaped south facing backyard lined with privacy aspens, a spacious deck with under-deck storage. Homes in this location move quick, don't miss your opportunity on this well kept place!