

9426 64 ave
Grande Prairie, Alberta

MLS # A2322106



\$499,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,074 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Storage		

Inclusions: Blue brach chairs and umbrellas

Welcome to 9426 64 Ave, a gorgeous 5 bedroom four level split in Country Club Estates with a drool worthy backyard! Step inside, hang your coat on one of the custom hooks and let your eyes wander to the beautiful wood ceiling that adds warm and character to the bright living room and dining room. As you continue into the home, you’ll find the kitchen full of natural light, loads of white cabinetry, a large (removable) island, and plenty of cupboard space! With a big bay window and a door to the backyard this home is perfect for barbecues or keeping an eye on the kids while you’re in the kitchen. Upstairs you’ll find the spacious primary bedroom with a calming, geometric feature wall and walk in closet. A beautiful four piece bathroom (connected to the primary) with white subway tile, wood ceiling, and green shiplap, as well as two more bedrooms complete the upstairs. Back down the stairs, the third floor offers a family room with a wood burning fireplace, a large bedroom, and a four piece bathroom. That’s not all, the finished basement has a fifth bedroom with a sliding barn door, as well as a flex space and the laundry room. Although the interior is gorgeous, the outside is where this home real shines!! It has the kind of backyard the neighbourhood kids (and adults) will be begging to get an invite to! It has a heated energy efficient pool, hot tub, patio area, lay flat sun chairs, garden beds, and an outdoor change room/bathroom!! It’s a backyard so beautiful, it makes you feel like you’re at a resort! What are you waiting for, call your REALTOR today to see this showstopper home!!! Almost the entire house has been upgraded: Most recent~ entire backyard, new pool liner and cover, all carpets, and vinyl in bedrooms, paint throughout, main bath, all appliances AND newly added windows to add more natural light to the home.