

9810 66 Avenue  
Grande Prairie, Alberta

MLS # A2337135



\$419,900

|           |                                                         |        |                   |
|-----------|---------------------------------------------------------|--------|-------------------|
| Division: | Country Club West                                       |        |                   |
| Type:     | Residential/House                                       |        |                   |
| Style:    | Bi-Level                                                |        |                   |
| Size:     | 1,262 sq.ft.                                            | Age:   | 2002 (24 yrs old) |
| Beds:     | 3                                                       | Baths: | 2                 |
| Garage:   | Double Garage Attached                                  |        |                   |
| Lot Size: | 0.13 Acre                                               |        |                   |
| Lot Feat: | Back Yard, City Lot, Irregular Lot, Landscaped, Private |        |                   |

|             |                                                                      |            |     |
|-------------|----------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                              | Water:     | -   |
| Floors:     | Ceramic Tile, Hardwood, Laminate, Linoleum                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                      | Condo Fee: | -   |
| Basement:   | Full                                                                 | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                      | Zoning:    | LDR |
| Foundation: | Poured Concrete                                                      | Utilities: | -   |
| Features:   | No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |            |     |

Inclusions: N/A

Country Club West, one of Grande Prairie's most desirable neighborhoods, where an incredible sense of space & nature are just steps from your door. Just a few minutes walk from two schools, parks, skating rink, dog park, & an extensive network of walking and biking trails! Welcome to this move-in ready 3-bedroom home offering 1,150 sqft of living space and a fully finished basement. The family-friendly layout features a bright kitchen with plenty of cabinetry, generous counter space flowing into the dining area and sunken living room with hardwood flooring (refinished August 2026) a cozy gas fireplace and soaring south facing windows with custom drapery. Upstairs, you'll find the primary bedroom with jack & jill entry to a spacious bathroom with double sinks and tiled shower. As well as a second generous-sized bedroom. The finished basement has an updated 3 piece bathroom with shower, a generous sized third bedroom and family room with fireplace. Laundry room has access to the garage for convenience. Outside, enjoy the landscaped and fenced yard, lower deck and gazebo, perfect for relaxing or entertaining. An attached double garage adds everyday convenience and storage with access door to the back yard. A fantastic home in a fabulous location, Call your favorite agent today for your private viewing!