ROBERT HART MOORE
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9426 64 Avenue
Grande Prairie, Alberta

MLS # A2347243

$474,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,098 sq.ft.	**Age:**	1985 (41 yrs old)
Beds:	5	**Baths:**	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Kitchen Island, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Pool chairs/umbrellas, pool and accessories, filter, heater, pool shed

Welcome to Country Club Estates, to this unique and beautifully renovated, family home. This spacious four-level split offers five bedrooms and two bathrooms, perfectly planned for growing families. Step into the inviting open entryway with a multifunctional space that could be used as a formal dining room, sitting room or living room/dining room combo that seamlessly blend together, ideal for gatherings or relaxing evenings in. Around the corner is the bright, modern white kitchen features sleek new stainless appliances, a movable island, and access to the backyard next to the big bay window. Upstairs, discover three well-proportioned bedrooms, including a master with a large walk-in wardrobe and direct access to the main bath. The third lower level provides a cozy family room with a wood-burning stove, an additional large bedroom, and a second full bathroom. While the fourth lower level adds yet another bedroom, a flexible bonus room, and a practical utility/laundry area. With ample amounts of storage, everything will have a place. The maintenance free, private backyard is mainly deck sprawling across, with a built in heated, energy efficient pool, hot tub, patio space, garden beds, and even a convenient outdoor changing room/bathroom. Gravel on both sides, perfect for a dog run, and gate access on one. Behind the back fence you have another gate access to a lush green space and children’s playground. Parking is never an issue with a large, double-attached, insulated and drywalled garage, extra-wide paved drive, and RV parking. With a full face of updates including new flooring, paint, appliances, central vac, furnace, shingles, light fixtures, countertops, and all windows replaced. Move in with confidence and peace of mind.

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