

780-380-6207  
meghan@meghanrobinson.net

9359 66 Avenue  
Grande Prairie, Alberta

MLS # A2133790



**\$449,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,834 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Land		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Garage Door Opener & Controls, All Window Coverings, All Light Fixtures, All Window Coverings, Air Conditioning Unit, Shed. Gas stove downstairs will stay but is currently not operational, all construction materials including trim & finishing boards will stay

Welcome to your dream home, nestled in a picturesque, established neighborhood with a large, beautifully landscaped yard! This spacious 6-bedroom, 3.5-bathroom home offers a thoughtfully designed floorplan that caters to both comfort and style. As you step inside, you'll be greeted by stunning maple hardwood floors and newly installed tile that flows throughout the main level. The main floor also boasts a spacious formal dining room, a formal living room with a large front facing window. There's main floor laundry with access to the finished garage, which adds to the home's practicality. The updated kitchen is a chef's delight, featuring ample cabinet & counter space, pot drawers, a charming bay window over the sink, and stainless steel appliances included for your convenience. Additionally there is a great center island that is ideal for meal prep, with additional storage. Step down in to the cozy family room with a wood-burning fireplace and large windows that fill the space with natural light. From the kitchen, you can access a generous deck, perfect for outdoor entertaining, overlooking a fully fenced yard that backs onto an easement, providing extra privacy from neighbors. Upstairs, you'll find four large bedrooms, one of which is currently used as an office, along with a recently renovated main bathroom that is updated with today's modern design. The roomy & private primary suite is a true retreat, featuring a 3-piece ensuite and a walk-in closet. The lower level is mostly finished. There's a cozy TV area & a nice sized fifth bedroom, a beautifully renovated bathroom, plus a smaller bedroom, and tons of extra storage space. This home also comes with updated shingles, a newer furnace, and air conditioning—perfect for those hot summer days. Located in an excellent area with two fantastic schools and parks nearby, this

home is everything you've been searching for. Don't miss out on this incredible opportunity!