

# \$439,900 - 9846 67 Avenue, Grande Prairie

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MLS® #A2220934

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Residential on 0.12 Acres

Country Club West., Grande Prairie, Alberta

Welcome to the Highly Sought-After Country Club West Community! This charming property offers an ideal family living experience. The upper level features two spacious bedrooms, including a master suite complete with a private ensuite and walk-in closet. The main living area is cozy with carpeting, while the remainder of the home boasts modern vinyl plank flooring for a fresh and updated look. Many of the main areas have recently been painted, adding to the home's refreshed aesthetic. The kitchen is well-equipped with an island, range hood, and a generous pantry, perfect for both cooking and entertaining. The fully finished basement extends the living space, offering an additional large family room, two bedrooms, and a 4-piece bathroom. The basement also provides direct access to the double garage, adding convenience and ease of access.

Step outside to enjoy a spacious backyard featuring mature trees, a natural gas hook up for barbecuing and a deck with a roof extension—ideal for outdoor gatherings. The front yard is beautifully landscaped with vibrant flowers, enhancing the home's curb appeal. This property is a must-see, offering both comfort and functionality for family living! Contact your REALTOR® of choice and book your tour today!

Built in 2003

## Essential Information



MLS® #	A2220934
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,260
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9846 67 Avenue
Subdivision	Country Club West.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2T3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Paved
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	3
Zoning	RG

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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