

# **\$479,900 - 9874 67 Avenue, Grande Prairie**

MLS® #A2220506

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.12 Acres

Country Club West., Grande Prairie, Alberta

WELCOME to This beautifully maintained bi-level property that features 4 bedrooms and 3 bathrooms, ideally situated in the sought-after Country Club West neighborhood on a peaceful street, conveniently close to schools and the picturesque Bear Creek trails, ball diamonds, and pitch and putt. This family-friendly residence boasts a variety of appealing features, including vaulted ceilings, a modern kitchen with updated cabinetry, a pantry, quartz countertops, and an inviting eat-in dining area. The living room is filled with natural light from the lovely south-facing windows, creating a bright atmosphere throughout the home. Patio door from the kitchen/dining area opens onto a two-tiered composite deck that overlooks a serene backyard. The main level offers three spacious bedrooms, a 4-piece main bathroom, and a primary suite complete with a 3-piece en-suite. The fully developed basement includes a large family room with a fireplace, surround sound available, and an additional generous bedroom. There is a workout/flex space and a 4-piece bathroom for guests. The attached double garage provides ample storage and shelving. Numerous upgrades have been made over the years, such as fresh paint, updated light fixtures, and new shingles 2019, HWT 2019, New Sump 2021, built in vac system. Don't miss the chance to call this one exceptional one owner family home your own. Contact your favorite agent today for your private viewing!



Built in 2002

## Essential Information

MLS® #	A2220506
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,187
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9874 67 Avenue
Subdivision	Country Club West.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2T4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 12th, 2025
Days on Market	3
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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