

9857 66 Avenue  
Grande Prairie, Alberta

MLS # A2244966

\$449,900

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | Country Club West                                 |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | Modified Bi-Level                                 |        |                   |
| Size:     | 1,255 sq.ft.                                      | Age:   | 2001 (24 yrs old) |
| Beds:     | 4                                                 | Baths: | 3                 |
| Garage:   | Double Garage Attached                            |        |                   |
| Lot Size: | 0.13 Acre                                         |        |                   |
| Lot Feat: | Back Lane, Landscaped, Many Trees, Private, Treed |        |                   |

|             |                                |            |    |
|-------------|--------------------------------|------------|----|
| Heating:    | Forced Air                     | Water:     | -  |
| Floors:     | Carpet, Ceramic Tile, Laminate | Sewer:     | -  |
| Roof:       | Asphalt Shingle                | Condo Fee: | -  |
| Basement:   | Finished, Full                 | LLD:       | -  |
| Exterior:   | Vinyl Siding                   | Zoning:    | RG |
| Foundation: | Poured Concrete                | Utilities: | -  |
| Features:   | Pantry                         |            |    |

Inclusions: n/a

Hidden in this amazingly landscaped lot there is a home. This unique open concept home is located in Country Club West and within walking distance to schools, walking trails, and all amenities. The large kitchen opens up to a good sized eating area and large living room which is bordered by a row of south facing windows allowing plenty of natural light. The basement is fully developed and has 2 bedrooms a full bath and another great area for relaxing with family. Garage and driveway are both over sized ( 27 feet deep) giving you plenty of extra room for bigger toys. There is also a hidden playroom to inspire your kids imagination. This neighborhood is always highly sought after.