

9626 65 Avenue
Grande Prairie, Alberta

MLS # A2270390



\$394,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,029 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: SHED

This charming 4-level split home in Country Club offers over 2,000 sq. ft. of comfortable living space and is conveniently located close to schools. The main floor features a spacious living area with large windows that fill the home with natural light. The kitchen offers ample counter space and opens directly to the backyard with a two-tier deck, perfect for outdoor entertaining. Upstairs, you'll find two bedrooms and a large full bathroom. The third level includes a bright family room with a wood-burning fireplace, a 3-piece bathroom, and an additional spacious bedroom. The fourth level provides even more flexibility – it can serve as another bedroom (window included but not yet installed) or a great bonus area, along with a large laundry room. The fully fenced and landscaped backyard features mature trees, a storage shed. In the front of the home there is a heated double garage with an extra large driveway that offers extra parking for an RV or additional vehicles, plus a lovely front patio to enjoy your morning coffee. This home also includes on-demand hot water for added convenience.