



DON'T GAMBLE WITH YOUR HOME.
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9359 66 Avenue
 Grande Prairie, Alberta

MLS # A2133790



\$419,900

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

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	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. Garage shelving & work bench will not be included.

BEST PRICED HOME IN GRANDE PRAIRIE & PERFECTLY LOCATED IN FAMILY FRIENDLY COUNTRY CLUB ESTATES!! NOW ONLY \$419,900!! Just steps away from parks, schools & amenities, this home offers 6 bedrooms and 3 1/2 bathroom & is over 1800 sqft (PLUS FULL BASEMENT!) Right from the spacious entrance you can see just some of the upgrades to this ideal family home has, including the gorgeous modern tile flooring, MAPLE HARDWOOD with a beautiful neutral stain throughout the main floor. The laundry is located on the main floor, with access to a 2 piece powder room & direct entry to the roomy garage! This home features both a formal front facing living area & a spacious & bright formal dining space. Right next to the dining room is the recently modernized bright, open & spacious kitchen! Featuring tons of updated cabinets, plenty of counterspace, pantry storage & there is a great working central island with eating bar & extra storage. This is a great space for any family! Just a step down will lead you to the cozy family room, complete with a wood burning fireplace. From the kitchen, you can access the back deck & fully fenced yard! A fantastic size, with space & privacy from your neighbours & a large easement behind as well! Heading upstairs, you have FOUR BEDROOMS with a large fully RENOVATED MAIN BATH! The generous primary suite offers a 3 piece ensuite & a roomy walk in closet. The additional bedrooms are all a great size, with large closets & big windows! The basement is fully developed, but needs a little work to be done to make it complete (paint/trim)! There are 2 more additional bedrooms down here with another FULLY RENOVATED BATH & a large TV room/family area. This home has CENTRAL AIR CONDITIONING, A NEW SHINGLES, NEWER FURNACE & MORE. Oh & IMMEDIATE

POSSESSION AVAILABLE! Book your showing today with your favourite Realtor! (This home may have an option for the CMHC Eco Improvement premium refund, check it out!
<https://www.cmhc-schl.gc.ca/consumers/home-buying/mortgage-loan-insurance-for-consumers/cmhc-eco-products/cmhc-eco-improvement>)