



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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10633 66 Avenue
 Grande Prairie, Alberta

MLS # A2205991



\$436,000

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|------------------|---|---------------|------------------|
| Division: | Stone Ridge | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,602 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Lawn, No Neighbours Behind | | |

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|--------------------|---|-------------------|----|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) | | |

Inclusions: Garage Heater, A/C

Welcome to this beautifully designed home, built in 2019, located in the highly desirable Stone Ridge subdivision. This two storey home offers a perfect combination of modern style and functionality, making it an ideal choice. Featuring an open-concept layout which seamlessly connects the living, dining, and kitchen areas, creating an inviting and spacious atmosphere. The stunning modern kitchen is equipped with up-to-date stainless steel appliances, quartz counter tops including a waterfall quartz island and walk in pantry. The living room has large windows which floods the space with lots of natural light and a fireplace which adds warmth and charm. The main level provides easy access to the south facing composite deck, where you can enjoy the peaceful, private backyard — with no neighbors behind and a fully fenced yard. The main floor also has a half bath. The second floors hosts the generous primary bedroom with walk-in closet and a gorgeous ensuite, complete with quartz counter tops, dual sinks and a luxurious steam shower. This floor also includes two more bedrooms, full bathroom and a beautiful & very functional laundry room adding to the home's overall practicality & desirability. The basement is partially finished, offering the opportunity to add your own personal touches to create additional living space. The home also central AC and heated double-car attached garage for parking and storage. With its modern features, open layout, and prime location, this home is ready to move in and make your own! IN PERSON VIEWINGS START ON APRIL 2. Book your viewing now.