

9842 67 Avenue  
Grande Prairie, Alberta

MLS # A2264954



**\$449,900**

|             |                                                        |            |                   |
|-------------|--------------------------------------------------------|------------|-------------------|
| Division:   | Country Club West                                      |            |                   |
| Type:       | Residential/House                                      |            |                   |
| Style:      | Bi-Level                                               |            |                   |
| Size:       | 1,266 sq.ft.                                           | Age:       | 2002 (23 yrs old) |
| Beds:       | 5                                                      | Baths:     | 3                 |
| Garage:     | Double Garage Attached, Driveway                       |            |                   |
| Lot Size:   | 0.12 Acre                                              |            |                   |
| Lot Feat:   | Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot |            |                   |
| Heating:    | Forced Air, Natural Gas                                | Water:     | -                 |
| Floors:     | Carpet, Hardwood, Laminate, Linoleum                   | Sewer:     | -                 |
| Roof:       | Asphalt Shingle                                        | Condo Fee: | -                 |
| Basement:   | Finished, Full                                         | LLD:       | -                 |
| Exterior:   | Brick, Vinyl Siding                                    | Zoning:    | RG                |
| Foundation: | Poured Concrete                                        | Utilities: | -                 |

Features: Ceiling Fan(s), No Smoking Home

Inclusions: N/A

This fully developed home is perfectly located in the desirable Country Club West neighborhood — ideal for a growing family. The upper level features an open-concept layout with hardwood flooring in the living room, a bright kitchen with ample cabinets and counter space, and newer appliances. Upstairs offers three spacious bedrooms, including a comfortable primary suite with a walk-in closet and full ensuite. The fully finished basement adds even more living space with a large family room, two additional bedrooms, a full bathroom, and generous storage. Enjoy the outdoors in the fully landscaped yard complete with a deck and patio area. The attached garage is finished and heated — perfect for Alberta winters. Located just a block from two schools, green spaces, and walking trails, and only minutes from the Eastlink Centre and Design Works Ice Rink. This well-kept home is move-in ready — book your showing today!