



9705 66 Avenue Grande Prairie Alberta

\$428,900

Charming fully developed family home with an unbeatable location! Simply turn the key and enjoy! MINT CONDITION and upgraded throughout, this gorgeous property is flawless inside and out. Backing onto Ecole Montrose School and Aspen Grove School with a park directly behind the home plus a full-size outdoor hockey rink! ALL BRAND NEW FEATURES include 50-year shingles, 60 gallon hot water heater, fresh paint in home and garage with gas line for future heater, luxury vinyl plank flooring, all new trim around doors, window casing and baseboards, some new light fixtures, fridge, stove, dishwasher, privacy glass and aluminum railing on deck and fully enclosed under-deck storage. Main floor offers an open concept with living room including gas fireplace, dining area and kitchen with island + pantry. Sliding screen door access to the vinyl-covered 2 tiered deck with private hot tub oasis and a view of the park or rink. Spacious master bedroom offers French door access with an ensuite and walk-in closet. 2nd main floor bedroom also offers a walk-in closet. Downstairs hosts a large living room with gas fireplace (new fan installed), 2 generous bedrooms, laundry, 3rd spare bathroom and finished storage space that converts into a large playroom/hobby room as well. Minimal maintenance front yard offers river rock beds capturing curb appeal for years to come and the pampered backyard is fully fenced and landscaped with raised planter beds and stone fire-pit patio. XL 24x25 garage with oversized stone aggregate driveway providing RV PARKING. The ultimate convenience is to watch your kids walk to school. Country Club West is a very family-friendly community to call home and this property needs nothing but a new owner! *CLICK THE MULTIMEDIA ICON FOR CUSTOM WEBSITE WITH FULL DETAILS* (id:6769)

3pc Bathroom 5.00 Ft x 11.00 Ft

Bedroom 11.00 Ft x 11.00 Ft

Bedroom 10.00 Ft x 14.33 Ft

3pc Bathroom 5.00 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Primary Bedroom 15.00 Ft x 15.00 Ft

Bedroom 10.00 Ft x 12.00 Ft



Morgan MacLean

Grassroots Realty Group Ltd.

Phone: (780) 518-1567

<http://morganmaclean.ca>

RE/MAX Grande Prairie

RE/MAX Grande Prairie

10114 - 100 Street , Grande Prairie, AB,

Phone: (780) 538-4747

rgrundy@atomic55.net