

9701 67 Avenue  
Grande Prairie, Alberta

MLS # A2179874



**\$449,500**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Country Club West               |               |                   |
| <b>Type:</b>     | Residential/House               |               |                   |
| <b>Style:</b>    | 4 Level Split                   |               |                   |
| <b>Size:</b>     | 1,814 sq.ft.                    | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                      | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding  | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Tankless Hot Water |                   |    |

**Inclusions:** NONE

Welcome to this fully Renovated 4-level split home in the desirable Country Club West neighborhood—perfectly designed for family living. Recently updated with brand new paint, flooring, kitchen, and bathroom vanities, The main floor greets you with an open living area and a newly renovated kitchen featuring quartz countertops, ample cabinetry, a walk-in pantry, and a cozy dining area with deck access. This spacious home offers five bedrooms, including an upper-level master suite with an ensuite bath and two additional bedrooms with a full bathroom. The third level boasts a family room with a gas fireplace, direct access to the backyard, an additional bedroom, and a convenient laundry area near the garage entrance. The versatile fourth level can serve as a large bedroom or recreational space. Key updates include new flooring and paint (2024), a refrigerator and tankless water heater (2022), and attic insulation (2023). The double-attached garage comes with high ceilings. Located across from Aspen Grove School and École Montrose, and close to Bear Creek’s recreation area, with walking trails, playgrounds, and more. Immediate possession is available—contact your trusted Realtor today to view this dream home!