

**9662 65 Avenue**  
**Grande Prairie, Alberta****MLS # A2179761****\$369,900**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	City Lot, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Gas Fireplace In Basement

Nestled in one of Grande Prairie's most sought-after neighborhoods, this stunning bi-level home offers an unbeatable location and incredible amenities right at your doorstep. Just six blocks south, you'll find a network of trails leading to baseball diamonds, volleyball courts, a driving range, a dog park, the Muskoseepi trail system, RC and BMX tracks, and more. Families will love the convenience of having two schools within a few blocks and being less than a 9-minute drive from two high schools and one of Northern Alberta's largest recreation centers. Built on an expansive 1.5 lots with no rear neighbors, this home provides an exceptional sense of space and privacy. The triple concrete driveway, extending beside the garage, is perfect for RV parking. The curb appeal is undeniable, with a covered front entry framed by beautiful brick arches that add character to the home's exterior. Inside, the 2,300+ sq. ft. of total living space has been thoughtfully designed for comfort and functionality. The open-concept main floor features an inviting living room with a large south-facing bay window that fills the space with natural light. The dining area is perfect for gatherings, with bay doors leading to a well-built deck and a massive fenced backyard. The spacious kitchen is a chef's delight, complete with plenty of cabinetry and a window over the sink for even more natural light. The upper level boasts three generous bedrooms, including a massive primary suite with a private half-bath ensuite, and a full bathroom for the family. The fully developed basement is perfect for relaxing or entertaining, featuring a huge rec room with a cozy gas fireplace, two additional oversized bedrooms, a full bathroom, and an expansive utility room offering excellent storage. Additional features include a newer roof, triple-pane windows throughout, and a gigantic fenced

backyard that's ideal for entertaining, gardening, or simply enjoying the outdoors. With its unbeatable location, spacious layout, and fantastic lot, this home offers tremendous value. Don't miss the opportunity to see it for yourself—schedule a viewing today!