

**9309 61 Avenue
Grande Prairie, Alberta**

MLS # A2173137



\$439,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,338 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Block Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Underg		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, All window coverings, Shed, BBQ, Security system equipment

This exceptional bungalow is located in one of Grande Prairie's most sought-after neighborhoods, backing onto the golf course, siding an easement, and fronting onto a serene, private area in the loops of Country Club. This solidly built home offers the perfect combination of tranquility and potential for investment growth. The fully developed layout features vaulted ceilings, a skylight, and a south-facing, low-maintenance deck that soaks up the sunshine. Recent updates include a new roof, newer carpet downstairs, newer vinyl plank flooring in the main living area, and new kitchen appliances, including a stove and dishwasher. The open-concept kitchen, living, and dining areas flow seamlessly, with patio doors that lead directly to the deck. The primary bedroom on the main floor includes a walk-in closet and a private ensuite. The home also boasts main-floor laundry, a spacious second bathroom with added storage, and a well-appointed kitchen complete with a roller-drawer pantry and stylish backsplash. The lower level features a large bedroom, a third bathroom, a vast recreation room with a cozy fireplace, and space to create a fourth bedroom if needed. There's no shortage of storage with a massive end-to-end area and a separate cold room, offering endless possibilities. Additional features include a heated, oversized two-door garage, an irrigation system, a roller-door shed, and timeless curb appeal. Bungalows with these amenities are rare, especially with such a prime location. Don't miss out on this incredible opportunity!