

# \$449,900 - 9842 67 Avenue, Grande Prairie

MLS® #A2264954

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.12 Acres

Country Club West., Grande Prairie, Alberta

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!

Built in 2002

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264954  |
| Price      | \$449,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,266       |
| Acres          | 0.12        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 9842 67 Avenue     |
| Subdivision | Country Club West. |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W2T3             |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                    |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Vinyl Siding                                    |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 3                  |

Zoning                      RG

**Listing Details**

Listing Office              Grassroots Realty Group Ltd.

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