

**9309 61 Avenue  
Grande Prairie, Alberta**

**MLS # A2173137**



**\$439,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!