

**9806 66 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2211430**



**\$479,900**

<b>Division:</b>	Country Club West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Curtains, Blinds, Laundry Sink, Garage Heater, Shed, Hot Tub + Cover.

Nestled in one of Grande Prairie's most coveted and charming mature neighbourhoods—Country Club—this stunning 1,835 sq ft gem effortlessly blends timeless character with thoughtful modern updates, offering a rare opportunity to own a beautifully maintained home in a location that's truly second to none. From the moment you step inside, you're greeted by the warmth of rich tile and gleaming hardwood floors spanning all three developed levels, an abundance of natural southern sunlight pouring in through the expansive front window, and the airy elegance of a vaulted ceiling that enhances the open, inviting feel of the main living area. The bright, spacious kitchen is a dream for any home chef, featuring a large center island, a handy corner pantry, and seamless sightlines through to the third level—perfect for entertaining or keeping an eye on the family. The adjoining dining space flows effortlessly out to a pressure-treated deck with a lush vine-covered privacy screen and hidden dry storage below, overlooking a picturesque, meticulously landscaped backyard complete with a stone patio, retaining wall, and hot tub oasis. The above-ground third level offers a cozy gas fireplace, an updated full bathroom, a large bedroom, and convenient walkout access to the backyard—ideal for guests, a teen retreat, or multi-generational living. Practicality meets comfort with a stylish tiled mudroom/laundry area, complete with a laundry chute, which leads to a massive, insulated, 24x24 heated garage—a rare find. Upstairs, the primary suite is truly grand, boasting impressive proportions, ample closet space, and a full private ensuite—your personal sanctuary after a long day. The second upstairs bedroom is also generously sized, and the fourth level offers yet another

extra-large bedroom (or future bonus room with a simple reconfiguration). With recently replaced carpets and shingles, thoughtful updates throughout, and obvious pride of ownership from long-term owners of 20 years, this home offers peace of mind and turn-key comfort. The oversized driveway with RV parking easily accommodates 6–7 vehicles, and the fully fenced yard with extra hidden storage and a large shed adds even more value. Best of all, you’re steps from two elementary schools, an abundance of forested walking trails, and moments from the Eastlink Centre, Starbucks, and more. Homes like this—offering space, location, layout, parking, and undeniable charm—are increasingly rare in Grande Prairie. Book your showing today and see why this home might just be the one you’ve been waiting for!