

**9348 66 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2206473**



**\$345,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, No Neighb		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** wood stove, fridge, stove, washer, dryer, dishwasher (2025), microwave rangehood, window coverings, wine fridge, shed, movable island, enough vinyl plank flooring to finish the two bathrooms, fire pit

This beautifully updated home offers space, comfort, and a prime location backing onto a park and community garden! Featuring vaulted ceilings in the living room, updated flooring and fixtures, and a cozy wood stove in the family room, it's move-in ready. The kitchen boasts new countertops and backsplash, plus a moveable island for added convenience. Upstairs, you'll find two spacious bedrooms and a large 4pc bath with a soaker tub. The third level includes a family room, an additional bedroom, and another 4pc bath. The fourth level offers ample storage and laundry. Outside, enjoy a fenced yard with raspberry bushes, a firepit, and a ground-level patio. With RV parking, a shed, and a new dishwasher (2025), this home has it all! Recent updates: New HWT, fresh flooring, trim, countertops, and more! Don't miss out—schedule your showing today!