



10641 66 Avenue **Grande Prairie, Alberta**

MLS # A2222862



\$579,900

Division: Stone Ridge Residential/Duplex Type: Style: Attached-Side by Side, Bungalow Size: 1,314 sq.ft. Age: 2019 (6 yrs old) **Beds:** Baths: Garage: Concrete Driveway, Double Garage Attached Lot Size: 0.08 Acre Lot Feat: Back Yard

Heating: Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full Exterior: Zoning: Brick, Vinyl Siding RS Foundation: ICF Block **Utilities:**

Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar

Inclusions: Washer, Dryer in basement

Features:

Spacious, quality built bungalow home in desirable SW location! The 2 car attached heated garage has stairway access to the basement perfect for quests or live-in caregiver. Handsome curb appeal with decorative rock, shrubs, trees, brick front and a covered front step tucked out of the wind and rain. The foyer offers room for a bench and a closet for coats, and leads to the open and inviting living, dining and kitchen areas. The kitchen has ample counter space, a central island, striking black stainless LG appliances and BOSCH dishwasher. There is a garden door to the rear deck and yard which backs onto trees and field - no rear neighbours! The laundry can be found on the way to the primary suite. The primary bedroom has room for king bed, night tables, and a dresser, and features a walk through closet and 4pc ensuite with large custom shower and double sinks. There is another bedroom/office and 3pc bathroom on the main floor. The fully completed basement is cozy with plush carpet, and offers a large wet bar, family room and rec room, 2 large bedrooms with lots of natural light, a full bathroom, a storage/utility room and a laundry room! The excellent Southwest location is near Eastlink Centre, restaurants, health services, bear creek trails, 68 Avenue and Highway 40. This bungalow property is perfect for mature owners wanting to downsize, or those who have a winter or summer home and don't want a lot of extra yard/maintenance. There is no HOA or condo fee!! Very well cared for - see for yourself!