



9331 69 A Avenue
Grande Prairie, Alberta

MLS # A2201455



\$509,900

Division:	Grande Prairie		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Wet Bar		

Inclusions: Curtain rods, Upstairs curtains, Blinds

Discover this beautifully updated 2029 sqft family home in the quiet, mature, and highly sought-after Cornerstone subdivision on Grande Prairie's desirable south side backing onto a park! Enjoy the prime location with convenience of being close to multiple schools, golf course, shopping amenities, and the Eastlink Centre. Bathed in natural light from its southern exposure, this home features tasteful decor and numerous modern updates. The heart of the home features a stylish kitchen with new quartz countertops, perfect for family gatherings. The main floor also offers bright dining nook, larger dining area if desired, living room with gas fireplace, bedroom or office, half bath and main floor laundry. Upstairs, discover a master bedroom with a large walk-in closet and a luxurious ensuite featuring a jetted tub and separate shower, plus two additional spacious bedrooms. The finished basement includes a wet bar, bathroom, lots of storage and two bedrooms (one partially finished, kids preferred to use as a rec space), offering potential for a total of 6 bedrooms and 3.5 baths. Step outside and enjoy the large, fenced backyard and watch your kids play in the park. Other great features include stucco exterior, finished garage with double doors, RV Parking, quartz counters throughout upper bathrooms, new carpet and luxury vinyl plank flooring. Great family homes with a terrific layout, prime location and this many upgrades don't come along often.