

9002 60 Avenue  
Grande Prairie, Alberta

MLS # A2285547



## \$674,900

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,502 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Bar Fridge, A/C, Garage Door Opener & Control.

This magnificent custom-built chalet-style home in Grande Prairie offers over 2,500 sq ft of thoughtfully designed living space with 5 bedrooms, an office/den, and 4.5 bathrooms — perfectly suited for modern family living. The open-concept main floor features a stunning kitchen with warm wood cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, gas stove hookup, coffee bar, built-in wine rack, and a spacious walk-in pantry. A bright front office overlooks the front yard, creating an ideal work-from-home space. Upstairs you’ll find four bedrooms, including a functional Jack & Jill ensuite plus a private 4-piece bath for the third bedroom. The primary retreat showcases a luxurious 6-piece ensuite with tiled shower, soaker tub, dual sinks, built-in makeup vanity, and a generous walk-in closet with custom shelving. The fully developed basement is designed for entertaining and family enjoyment — complete with a guest bedroom and ensuite, entertainment area with built-ins and speaker wiring, kids’ play zone, and a stylish wet bar with quartz counters and custom lighting. Upgrades include air conditioning, hot water on demand & a natural gas fireplace. Step outside to a landscaped and fenced yard featuring a covered concrete patio and low-maintenance greenery. Enjoy easy access to a scenic paved walking path surrounding the neighborhood pond — perfect for morning walks or evening runs. A spacious, upgraded home offering comfort, function, and room for everyone!