

10230 67 Avenue
Grande Prairie, Alberta

MLS # A2291895



\$729,900

Division:	Stone Ridge		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Modified Bi-Level		
Size:	1,686 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2x Sheds, All large Appliances and Window Coverings

This impressive home features a 3-bedroom, 2-full-bath upper (main) suite along with a legal 2-bedroom, 1-bath basement suite, offering exceptional flexibility for families or investors. The 1,600+ sq. ft. upstairs suite is thoughtfully designed and includes laminate flooring throughout, air conditioning, and a tankless hot water system. The modern kitchen is equipped with stainless steel appliances, a large island, and a walk-in pantry—perfect for both everyday living and entertaining. The bright living room showcases a beautiful fireplace and a large window that fills the space with natural light. The primary bedroom offers a generous walk-in closet, while the ensuite features a soaker tub and a spacious walk-in shower. A convenient laundry room is also located on the upper level. The home includes a fully finished triple-car garage complete with shelving and a stainless steel sink. Outside, the fenced and finished backyard offers composite decking, a privacy wall, and a storage shed. The basement suite has its own fully separated, fenced yard and includes a shed as well, ensuring privacy for both living spaces. Built in 2021 and privately sold by the original owners, this property is move-in ready and shows pride of ownership throughout. Whether you’re looking for a great family home or a strong investment opportunity, this one checks all the boxes.