

10225 67 Avenue
Grande Prairie, Alberta

MLS # A2296191



\$629,000

Division:	Stone Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	None		

Location, location, location! Arguably one of the most convenient spots in Grande Prairie—just a 5-minute drive or 10-minute walk to the Eastlink Centre, hockey rink, CKC Field, restaurants, bakery, medical services, and more. Backing onto a walking trail with no rear neighbours, this property also offers quick access to the highly sought-after Waxwing trails leading to Bear Creek, ball diamonds, beach volleyball, golf, and disc golf. This spacious 2,200 sq ft 2-storey is well suited for a growing or established family. The upper level features an executive primary suite with a luxurious ensuite including soaker tub, heated floors, oversized tiled shower with body jets and rain head, plus a bright walk-in closet. Two additional large bedrooms (queen-sized), upper laundry with floor drain, office, and a generous bonus room complete the level. The main floor offers a welcoming entry, cozy living room with gas fireplace, and a highly functional boot room off the garage. The kitchen is well-appointed with stainless steel appliances, quartz countertops, under-cabinet lighting, and a breakfast bar, flowing into an elegant dining area with coffered ceiling. Enjoy the outdoors on the composite deck with aluminum railings and natural gas hookup, overlooking a fully fenced yard with shed. The oversized garage offers extra space and convenient access from both front and rear. The fully developed basement includes a 3-piece bath and a large open area—perfect for teens, guests, or flexible living space. Additional features: Central vacuum, and air conditioning. Move-in ready and packed with value!