

\$479,900 - 9806 66 Avenue, Grande Prairie

MLS® #A2211430

\$479,900

4 Bedroom, 3.00 Bathroom, 1,835 sqft

Residential on 0.14 Acres

Country Club West., Grande Prairie, Alberta

Nestled in one of Grande Prairie's most coveted and charming mature neighbourhoods, this stunning 1,835 sq ft gem effortlessly blends timeless character with thoughtful modern updates, offering a rare opportunity to own a beautifully maintained home in a location that's truly second to none. From the moment you step inside, you're greeted by the warmth of rich tile and gleaming hardwood floors spanning all three developed levels, an abundance of natural southern sunlight pouring in through the expansive front window, and the airy elegance of a vaulted ceiling that enhances the open, inviting feel of the main living area. The bright, spacious kitchen is a dream for any home chef, featuring a large center island, a handy corner pantry, and seamless sightlines through to the third level—perfect for entertaining or keeping an eye on the family. The adjoining dining space flows effortlessly out to a pressure-treated deck with a lush vine-covered privacy screen and hidden dry storage below, overlooking a picturesque, meticulously landscaped backyard complete with a stone patio, retaining wall, and hot tub oasis. The above-ground third level offers a cozy gas fireplace, an updated full bathroom, a large bedroom, and convenient walkout access to the backyard—ideal for guests, a teen retreat, or multi-generational living. Practicality meets comfort with a stylish tiled mudroom/laundry area, complete with a laundry chute, which



leads to a massive, insulated, 24x24 heated garage—a rare find. Upstairs, the primary suite is truly grand, boasting impressive proportions, ample closet space, and a full private ensuite—your personal sanctuary after a long day. The second upstairs bedroom is also generously sized, and the fourth level offers yet another extra-large bedroom (or future bonus room with a simple reconfiguration). With recently replaced carpets and shingles, thoughtful updates throughout, and obvious pride of ownership from long-term owners of 20 years, this home offers peace of mind and turn-key comfort. The oversized driveway with RV parking easily accommodates 6–7 vehicles, and the fully fenced yard with extra hidden storage and a large shed adds even more value. Best of all, you’re steps from two elementary schools, an abundance of forested walking trails, and moments from the Eastlink Centre, Starbucks, and more. Homes like this—offering space, location, layout, parking, and undeniable charm—are increasingly rare in Grande Prairie. Book your showing today and see why this home might just be the one you’ve been waiting for!

Built in 2003

Essential Information

MLS® #	A2211430
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,835
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached

Style	4 Level Split
Status	Active

Community Information

Address	9806 66 Avenue
Subdivision	Country Club West.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2S1

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2025
Days on Market	8

Zoning RG

Listing Details

Listing Office RE/MAX Grande Prairie

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.