

**7709 65 Avenue**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2206922**



**\$829,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Maple Ridge Estates   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Modified Bi-Level   |               |                   |
| <b>Size:</b>     | 1,680 sq.ft.  | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Heated Garage, Quad or More Attach |               |                   |
| <b>Lot Size:</b> | 0.60 Acre   |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot, Treed  |               |                   |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | RE           |
| <b>Foundation:</b> | ICF Block  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s) |                   |              |

**Inclusions:** None

Welcome to this stunning home in Maple Ridge, where style, comfort, and functionality come together perfectly! The large front entry with high vaulted ceilings and open railing offer an expansive view right through to the dining and kitchen. The kitchen boasts elegant quartz countertops, a large central island, a corner pantry, stainless appliances, and tons of cabinetry and counter space. Off the kitchen is a cozy living room with gas fireplace, and a garden door to the 2 decks and back yard. Also on the main floor are a bedroom and full bathroom. The primary bedroom over the garage is a true retreat, complete with a large walk-in closet and a 5pc ensuite featuring a relaxing jet tub—ideal for unwinding after a long day. Recent upgrades include fresh paint on the main floor and upstairs, vinyl plank flooring throughout the entryway, stairway, kitchen, hallway, and bathroom, and beautiful quartz counters in the kitchen and upstairs bathrooms. The basement is fully finished, offering a spacious family room, two bedrooms, a full bathroom and a laundry room. For those in need of garage space, the heated 4-car garage is a dream! It features a drive-through bay with concrete pad behind.. This property also offers gravel RV parking with a sani-dump, and a fenced yard with fire pit, wood shed, and lots of trees!! Book your showing today!