

**9028 63 Avenue
Grande Prairie, Alberta**

MLS # A2294076



\$320,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,041 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: AS IS WHERE IS.

1,041 sq. ft. bi-level home located in Countryside South, a highly desirable southeast neighborhood known for its mature trees, scenic walking trails, and family-friendly atmosphere. The main level offers a functional layout with open concept living room, dining area with deck access & functional kitchen. 2 bedrooms upstairs includes a spacious primary bedroom with a walk-in closet and convenient 2-piece ensuite. The main bathroom has been updated with a tile tub surround. The fully developed basement provides excellent additional living space with 2 more bedrooms and a large rec room, perfect for a growing family, guests. Call today to view.