

**8933 64 Avenue
Grande Prairie, Alberta**

MLS # A2294377



\$314,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	816 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to this charming fully developed bi-level home located in the desirable Countryside South neighbourhood. Featuring 3 bedrooms and 2 full bathrooms, this property offers a functional layout perfect for families, first-time buyers, or investors. The bright white kitchen cabinets create a clean, modern feel, while the spacious bedrooms provide comfort and flexibility for everyday living. Downstairs, you'll find a fully developed lower level, offering additional living space for a family room, home office, or guest area. Step outside to enjoy the fully fenced, south-facing backyard—ideal for soaking up the sun, entertaining, or giving kids and pets a safe place to play. Plus, with a children's playground just steps away, this location is perfect for young families. Whether you're looking for an ideal starter home or a solid revenue property, this home checks all the boxes.