

**8945 64 Avenue
Grande Prairie, Alberta**

MLS # A2179740



\$324,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	908 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge x2 Dishwasher x2 Stove x2 , Microwave, Window Coverings, Washer/Dryer Stackable, Basement washer and dryer

Suited property, vacant and ready for immediate possession!! This bi-level home in Country Side South is an excellent option for first-time buyers or investors looking to expand their portfolio. Situated on a corner lot, the upper level offers a bright and spacious living room, a kitchen with ample storage, a dining area, two bedrooms, and a full bathroom. The basement features a private entrance and has been beautifully updated with modern grey tones, offering a galley-style kitchen with newer appliances, a large living room, separate laundry, a 3-piece bathroom, two bedrooms, and under-stair storage. Outside, you'll find a spacious backyard with a shed and a convenient parking pad. A fantastic opportunity with a mortgage-helper suite!