

9002 64 Avenue  
Grande Prairie, Alberta

MLS # A2183984



**\$310,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Countryside South                                |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 4 Level Split                                    |               |                   |
| <b>Size:</b>     | 1,480 sq.ft.                                     | <b>Age:</b>   | 1998 (26 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                                      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Irregular Lot, Landscaped |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** fridge, stove, washer, dryer, dishwasher, window coverings, clothes line

Immediate possession is available on this popular 4 level split plan with a 3rd level walk out. This home features an open concept with sunny south facing living room, kitchen complete with appliances and a corner pantry, 3 bedrooms up and access to the main bath from the primary suite. The 3rd level features a large family room with hardwood flooring and a fireplace with a walk out to the nice sized fully fenced yard. The 4th level is finished with a bedroom, 4 pc bath and laundry complete with a wash tub. Double parking pad. Shingles were updated in 2020. Book your viewing today!