



**GRASSROOTS**  
REALTY GROUP

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**8911 62 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2213351**



**\$369,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, See Remarks, Storage		

**Inclusions:** Blinds

A true jaw-dropping fully developed 4 BED 3.5 BATH HOME! Prepared to be WOWED with this property and at an affordable price. It would be hard to place your finger on a portion of this home that hasn't been updated from the original state. To start off, you will not find a kitchen of this caliber in this price range. Everything from high-end finishing's including back splash, counter tops throughout the kitchen and all the bathrooms, cabinets have been repainted. Main floor showcases an open concept living area with a spacious tile entrance, main floor laundry + half bath, and living room is complimented by gas fireplace. Upstairs hosts full bath, 2 bedrooms, and master with walk in closet with huge tiled shower. Basement is fully developed with 4th bedroom, full bathroom with tiled shower family room, storage and utility room. Back yard is SOUTH BACKING spreading natural light all day long it also boasts generous sized private deck, fenced yard, and detached garage. Driveway is large and in charge allowing for RV Parking!