



**GRASSROOTS**  
REALTY GROUP

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**8822 62 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2207269**



**\$354,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Sump Pump(s)		

**Inclusions:** Shed, Doghouse, Window coverings

This 5 bedroom 2 bath, cozy bi-level is perfect for families as well as an investment property. A beautiful feature wall welcomes you as you walk through the door where you'll find a nice sized closet and bright windows. Upstairs you will find a comfortable living room complimented by dark wood flooring which transitions to vinyl plank flowing into the kitchen and dining room. The dining room provides an intimate feel with space to accommodate a nice sized table and buffet, with high ceilings as well as access to the deck through doors that were just replaced just a year ago. The well laid out kitchen features durable quartz countertops enough space to fulfill all your culinary needs. The main floor includes 2 nice sized bedrooms, a full four-piece bath, which also includes a walkthrough entry to the primary bedroom. Going downstairs takes you to a large family room, two more bedrooms, a den as well as the utility room. Another four-piece bath awaits with access to one of the bedrooms. Vinyl flooring throughout the basement for a seamless feel and durability. The well spaced backyard is fully fenced, has a large shed and doghouse and is accessed from the deck or gate beside the house. Call your favorite REALTOR for a private showing today!