

9005 62 Avenue  
Grande Prairie, Alberta

MLS # A2218816

**\$320,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Immaculate Bi-Level Home in Countryside South & Move-In Ready with Modern Upgrades! Welcome to this beautifully maintained bi-level residence nestled in the desirable Countryside South neighborhood of Grande Prairie. This fully developed home offers a harmonious blend of comfort, functionality, and contemporary updates, making it an ideal choice for first-time buyers or savvy investors. As you step inside, you'll be greeted by a bright and airy main floor featuring soaring vaulted ceilings that amplify the sense of space and grandeur. Large windows bathe the living and dining areas in natural light, creating a warm and inviting atmosphere. The spacious kitchen is a culinary enthusiast's dream, boasting oak cabinetry, brand-new black stainless steel appliances, and new modern light fixtures and hardware that add a touch of elegance. The main floor also includes two generously sized bedrooms and a full bathroom. The bathrooms have been thoughtfully updated with contemporary tile work, new vanities, stylish mirrors, and upgraded lighting, offering a spa-like retreat within your own home. The fully developed basement adds versatility to this home, featuring a large master bedroom, a full bathroom, and ample living space—ideal for a home office, recreation room, or additional guest quarters, a spacious laundry room with utility sink and additional storage. Step outside to enjoy the serene 8'x8' deck off the dining room, leading to a beautifully landscaped and fully fenced backyard. Recent enhancements include re-decked side and lower decks, a charming pergola, and under-deck storage. A side gate provides convenient access for recreational vehicles, and a backyard shed offers additional storage. This home backs onto an easement, offering added privacy, and is situated close to all the amenities of the south end. With numerous recent

upgrades&mdash;including flooring, appliances, hardware, bathroom renovations, and more&mdash;this is truly a turnkey property ready to welcome its new owners.