

9314 67 Avenue  
Grande Prairie, Alberta

MLS # A2230435

**\$264,900**

Division:	Country Club Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	986 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautifully renovated half duplex in Country Club Estates for sale! This prime location property features many major ticket upgrades in recent years including roof, windows, fencing, high efficiency furnace, flooring, paint, bathrooms, lighting fixtures, etc. This home features a big & bright living area on the main, with a kitchen and dining area. Follow down the hall to be greeted by a massive master bedroom, additional bedroom, and completely overhauled bathroom. Downstairs features open rec area, bedroom, bathroom, and HUGE storage room which is uncommon for a duplex to have! Outside you will enjoy your fully fenced yard, patio, and close proximity to some of G.P.'s best walking trails. Driveway is paved and this home is ready for it's new owner.