

**8841 62 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2124608**



**\$319,800**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Landscaped		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Sump Pump(s), Vinyl Windows		

**Inclusions:** fridge(2), stove(2), dishwasher(2), washer, dryer, shed

**IMMEDIATE POSSESSION NOW AVAILABLE!** This attractive one-of-a-kind bi-level in Countryside South is in spectacular condition in a great neighborhood! Upstairs is updated living space with open concept, large living room, kitchen, 2 good sized bedrooms and full bath. Downstairs has second full kitchen, 2 bedrooms, 1 bath and large windows and ceilings making it bright and airy. Separate entrance to basement, located on a spacious corner lot with ample parking. This could be an amazing revenue property or live in one suite and rent the other. Upper unit currently rented for \$1450/month utilities included. Basement currently rented for \$1200/month utilities included.