

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

**MLS # A2146237**



**\$329,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,360 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home		

**Inclusions:** NA

4 bed 3.5 bath house in Countryside South with a detached garage! Main floor starts with a large front facing living room with a gas fireplace. There's a convenient half bath with laundry room between the living room and kitchen. Beautifully updated kitchen with tiled floors, modern grey cabinets and tiled backsplash. Access to rear deck and back yard off the dining room. Upstairs has 2 spare bedrooms and 3 piece upgraded bathroom. Large primary bedroom with walk in closet and 3 piece ensuite. The ensuite features tiled backsplash and stone counter, and a tiled shower with glass doors. There's a 4th bedroom in the fully developed basement that has a built in desk, double closet and feature wall. 3 piece bathroom has another tiled shower with built in nook and bench. A large open living space completes the basement. The back yard faces south so you can enjoy the sun from the attached rear deck. Yard is fully fenced and has room for RV parking. Detached single car garage offers great storage or a place to keep your vehicle out of the elements. House is currently tenant occupied on a fixed term lease until March 31, 2025.