

**8909 61 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2172796**



**\$329,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

**Inclusions:** na

This spacious 5-bedroom home offers comfort and convenience, featuring 2 full bathrooms and a half-bath ensuite. The property boasts a heated detached garage with additional lighting, perfect for year-round use. Located just a short distance from the lake, it's ideal for nature lovers and those seeking outdoor activities. Quick possession is available, making it an excellent opportunity for a smooth and speedy move-in. As soon as you walk upstairs you're greeted by a an open kitchen, dining and living room. The layout is perfect for families and first time home buyers. Downstairs boasts a large rec room with a wood burning fireplace! Did I mention main floor laundry a new roof? Come check it out today!