

8942 64 Avenue
Grande Prairie, Alberta

MLS # A2175338



\$305,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	972 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial, Partially Finished

LLD: -

Exterior: Concrete, Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Chandelier, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s)

Inclusions: N/A

Great investment opportunity or perfect for first-time homebuyers! This charming 3-bedroom, 2-bathroom home sits on a desirable corner lot. The bright and airy living room features a cozy fireplace and large windows that let in plenty of natural light. The kitchen boasts a functional U-shaped layout with ample counter space and storage, flowing seamlessly into a nice sized dining area. Step outside to enjoy the backyard, complete with a deck, a fully landscaped yard, and a firepit—ideal for entertaining or relaxing. The partially finished basement offers great potential for future development, whether you need extra living space, a home office, or storage. Side-access parking ensures plenty of room for vehicles, making this home as practical as it is inviting. Don't miss out—schedule your viewing today!