

**8945 64 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2179740**



**\$324,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<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	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** Fridge x2 Dishwasher x2 Stove x2 , Microwave, Window Coverings, Washer/Dryer Stackable, Basement washer and dryer

Suited property, vacant and ready for immediate possession!! This bi-level home in Country Side South is an excellent option for first-time buyers or investors looking to expand their portfolio. Situated on a corner lot, the upper level offers a bright and spacious living room, a kitchen with ample storage, a dining area, two bedrooms, and a full bathroom. The basement features a private entrance and has been beautifully updated with modern grey tones, offering a galley-style kitchen with newer appliances, a large living room, separate laundry, a 3-piece bathroom, two bedrooms, and under-stair storage. Outside, you'll find a spacious backyard with a shed and a convenient parking pad. A fantastic opportunity with a mortgage-helper suite!