

**9002 64 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2183984**



**\$310,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,480 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>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	Open Floorplan, Pantry		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, window coverings, clothes line

Immediate possession is available on this popular 4 level split plan with a 3rd level walk out. This home features an open concept with sunny south facing living room, kitchen complete with appliances and a corner pantry, 3 bedrooms up and access to the main bath from the primary suite. The 3rd level features a large family room with hardwood flooring and a fireplace with a walk out to the nice sized fully fenced yard. The 4th level is finished with a bedroom, 4 pc bath and laundry complete with a wash tub. Double parking pad. Shingles were updated in 2020. Book your viewing today!