

**9210 63 Avenue  
Grande Prairie, Alberta**

**MLS # A2194209**



**\$355,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lands		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Electric fireplace, shed, garage heater

This beautiful bi-level is located in the sought after Country Club Estates, right on the main drag with all of the curb appeal come summer!

With a completely renovated kitchen, updates to the bathrooms and a new hot water tank, this home is move in ready. This home offers 2 bedrooms upstairs and one full bathroom, as well as one half bath in the master. Downstairs you will find the third bedroom and a second full bathroom. With a living area on both levels, there is plenty of space for your family to grow. A detached heated garage with privacy gate at the end of a long driveway offers plenty of space for all of your vehicles. Call your trusted Realtor today to book a showing!