



GRASSROOTS
REALTY GROUP

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**9005 62 Avenue
Grande Prairie, Alberta**

MLS # A2218816



\$320,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	816 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Immaculate Bi-Level Home in Countryside South – Move-In Ready with Modern Upgrades! Welcome to this beautifully maintained bi-level residence nestled in the desirable Countryside South neighborhood of Grande Prairie. This fully developed home offers a harmonious blend of comfort, functionality, and contemporary updates, making it an ideal choice for first-time buyers or savvy investors. As you step inside, you'll be greeted by a bright and airy main floor featuring soaring vaulted ceilings that amplify the sense of space and grandeur. Large windows bathe the living and dining areas in natural light, creating a warm and inviting atmosphere. The spacious kitchen is a culinary enthusiast's dream, boasting oak cabinetry, brand-new black stainless steel appliances, and new modern light fixtures and hardware that add a touch of elegance. The main floor also includes two generously sized bedrooms and a full bathroom. The bathrooms have been thoughtfully updated with contemporary tile work, new vanities, stylish mirrors, and upgraded lighting, offering a spa-like retreat within your own home. The fully developed basement adds versatility to this home, featuring a large master bedroom, a full bathroom, and ample living space—ideal for a home office, recreation room, or additional guest quarters, a spacious laundry room with utility sink and additional storage. Step outside to enjoy the serene 8'x8' deck off the dining room, leading to a beautifully landscaped and fully fenced backyard. Recent enhancements include re-decked side and lower decks, a charming pergola, and under-deck storage. A side gate provides convenient access for recreational vehicles, and a backyard shed offers additional storage. This home backs onto an easement, offering added privacy, and is situated close to all the amenities of the south end. With numerous recent

upgrades—including flooring, appliances, hardware, bathroom renovations, and more—this is truly a turnkey property ready to welcome its new owners.