



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9330 67 Avenue  
Grande Prairie, Alberta

MLS # A2253565



**\$280,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	See Remarks		

**Inclusions:** Wooden shelves in kitchen and living room, Shed.

Charming 3 bedroom, 2 bathroom home that is full of character and thoughtful updates! Located in a sought after neighbourhood and nestled beside walking trails, this property features a large backyard perfect for outdoor living and a spacious deck ideal for entertaining or relaxing. Inside, you'll find numerous upgrades including modern appliances, fresh flooring, renovated upstairs bathroom, updated windows, a newer furnace, and hot water tank—making this home move in ready. Outside, recent improvements include new fencing, shingles, and an added shed for convenience and storage. With its practical layout and desirable location this home is perfect for anyone looking for a place to call their own.