



**GRASSROOTS**  
REALTY GROUP

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9401 65 Avenue  
Grande Prairie, Alberta

MLS # A2259359



**\$340,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** shed, pool table

Welcome to this charming bungalow in Country Club Estates! This well-kept 3-bedroom, 2-bathroom home offers comfort and character on a spacious corner lot with no rear neighbours. You'll love the beautiful hardwood floors, bright bay window, and cozy fireplace that make the living room so inviting. The dining room flows easily off the kitchen, creating the perfect space for family meals and entertaining. The primary suite features a walk-in closet and ensuite bathroom for your convenience. With RV parking, plenty of yard space, and great curb appeal, this home is move-in ready and waiting for its next family. Don't miss out—call your favourite REALTOR today to book a private showing!