



GRASSROOTS
REALTY GROUP

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8802 67 Avenue
Grande Prairie, Alberta

MLS # A2264347



\$329,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,513 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, No Neighbour		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

You have to see this unique open floor plan - upper level has a "flex" room that looks out over the main floor. Large entry way greets you when you enter this home. Vaulted ceilings on the main level, lots of natural light, kitchen with stainless appliances, corner pantry & tile flooring, large living room and dining area. Upper level features a large master bedroom with double closets and private access to the main bathroom with updated porcelain tile. There is another good sized bedroom and the flex room/office area. The third level has a full bathroom, convenient laundry, and a huge family room with a walkout to the fenced back yard and ground level deck. The fourth level is partially developed and presently being used as a super sized master bedroom area. Corner lot, and no neighbors right behind you allow some extra privacy! Double paved driveway out front. Shingles were replaced a couple years ago! Countryside south is a great family friendly area with parks, walking trails, close to shopping and schools. Call your favourite REALTOR and get in to see this home!