



GRASSROOTS
REALTY GROUP

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9019 66 Avenue
Grande Prairie, Alberta

MLS # A2266009



\$365,000

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,479 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Lan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge, Microwave downstairs

Charming 4-Level Split in Sought-After CountrySide South! Quietly tucked away in a peaceful cul-de-sac, this 3-bedroom, 2-bathroom home offers exceptional value and versatility. Perfect for families or investors alike. Siding onto a children’s park and surrounded by mature trees, you’ll love the sense of privacy and tranquility while still being just minutes from schools, walking trails, and all amenities. The home’s functional four-level split design features bright, open living spaces with large windows that fill the interior with natural light. The main floor offers a seamless open-concept layout complete with a kitchen and corner pantry, a dining area with access to the deck, a primary bedroom with a walk-in closet and 4-piece ensuite access, and a second bedroom. Downstairs, the fully suited lower level includes its own kitchen, living area, bedroom, and 3-piece bathroom, with a walk-out private entrance that opens to a spacious backyard — ideal for entertaining, relaxing, or letting the kids play nearby. This versatile setup is perfect for a mother-in-law suite, guest space, or additional rental income opportunity. With its prime location, family-friendly layout, and income potential, this CountrySide South gem truly checks every box. Book your showing today!