



**GRASSROOTS**  
REALTY GROUP

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9024 63 Avenue  
Grande Prairie, Alberta

MLS # A2298316



**\$359,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** None

Located in the desirable Countryside South neighbourhood in Grande Prairie, this well-maintained 1,001 sq ft home offers a fantastic opportunity for homeowners and investors alike. The main level is bright and inviting, featuring an abundance of natural light throughout the living space. With three bedrooms and one full bathroom upstairs. Downstairs, you'll find an illegal basement suite with a separate entrance, offering excellent potential for additional income or multi-generational living. The lower level includes two bedrooms, a full bathroom, and its own private space for added convenience. The property also features a paved driveway and is ideally located close to everyday amenities. With a total of five bedrooms and two bathrooms, this home delivers versatility, value, and strong investment potential in a great neighbourhood.