



GRASSROOTS
REALTY GROUP

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9006 63 Avenue
Grande Prairie, Alberta

MLS # A2302320



\$359,900

Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this fully developed home in Countryside South with RV parking! Offering 4 bedrooms, 1.5 bathrooms, and plenty of space for the whole family with two separate living rooms. The primary bedroom features a convenient walk in closet, while the layout provides flexibility for everyday living and entertaining. Recent updates include a brand new roof, giving peace of mind for years to come. The basement offers great potential with room and plumbing to easily add another bathroom. Main floor laundry is also a bonus. Outside, you will find a fully fenced and landscaped yard, perfect for kids, pets, or relaxing evenings. Located on a quiet street, this home backs onto an easement and is just steps from a park and walking trails, making it an ideal spot for families and outdoor enthusiasts alike.