



GRASSROOTS
REALTY GROUP

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**9618 64 Avenue Avenue
Grande Prairie, Alberta**

MLS # A2121680



\$349,000

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,206 sq.ft.	Age:	1986 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	None
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Charming Family Home in County Club Estates Nestled in the serene ambiance of County Club Estates, this lovely residence offers a perfect blend of tranquility and convenience. Situated on a mature lot, this home enjoys close proximity to parks and schools, making it an ideal haven for families. Step inside to discover extensive interior updates that ensure this 4-level split is move-in ready, saving you both time and effort. The primary bedroom boasts a convenient 3-piece en-suite, offering both privacy and functionality. Bay windows grace both the kitchen and living room, infusing each space with natural light and character. During the warmer months, enjoy the warmth of the evening sun in the spacious fenced backyard, or retreat indoors and relax in the comfort of central air conditioning. With 4 bedrooms and three full bathrooms, this home caters perfectly to a growing family's needs. Conveniently situated close to all amenities, including shopping centers, sports venues, and scenic walking trails, every aspect of daily life is easily accessible from this location. Don't miss out on the opportunity to make this charming residence your new home. Contact us today to schedule a viewing and experience the allure of County Club Estates living firsthand!