



GRASSROOTS
REALTY GROUP

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9010 63 Avenue
Grande Prairie, Alberta

MLS # A2144393



\$359,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split, Up/Down		
Size:	1,314 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

Investor Alert!! This well cared for 4-level split is located in the quiet family neighbourhood of Country side south. Inside you will find fully developed home offering an upstairs unit featuring main floor kitchen with deck access and living room with lots of natural light and in unit laundry. Upstairs you will find 2 bedrooms including a large master with walk in closet and access to the washroom. Downstairs is a mother in law suite, featuring 2 bedrooms, living room, and kitchen with stainless steel appliances and plenty of natural light. The yard is private, landscaped and features the opportunity to add your touches to it.