



**8942 64 Avenue  
Grande Prairie, Alberta**

**MLS # A2175338**



**\$305,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Great investment opportunity or perfect for first-time homebuyers! This charming 3-bedroom, 2-bathroom home sits on a desirable corner lot. The bright and airy living room features a cozy fireplace and large windows that let in plenty of natural light. The kitchen boasts a functional U-shaped layout with ample counter space and storage, flowing seamlessly into a nice sized dining area. Step outside to enjoy the backyard, complete with a deck, a fully landscaped yard, and a firepit—ideal for entertaining or relaxing. The partially finished basement offers great potential for future development, whether you need extra living space, a home office, or storage. Side-access parking ensures plenty of room for vehicles, making this home as practical as it is inviting. Don't miss out—schedule your viewing today!