



9035 67 Avenue  
Grande Prairie, Alberta

MLS # A2181483



**\$342,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** N/A

Welcome to the quiet and family-friendly neighbourhood of Countryside South! This FULLY-DEVELOPED 2-Storey feature's a matured treed lot. Upon entry off the front veranda you'll be greeted by the living-room pristine hardwood floors and a floor-to-ceiling bay window. The kitchen w/ dining is also hosted on the main level features all stainless-steel appliances. You will find access to the deck & back-yard! Garage-to-home entry can also be found off the dining-room &mdash; great for grocery haul drops. A half-bath finishes the main level. Upper level hosts 3 bedrooms, as well as a full bathroom. Primary has a 3 piece bath ensuite. Lower level hosts an additional bedroom, another 3 piece bathroom, laundry room + additional LARGE flex space. Extra storage found at the bottom landing under the stairs! DOUBLE ATTACHED GARAGE, additional parking on the long paved (asphalt) drive-way. Back yard is treed and private w/ rear deck off the kitchen/dining-room &mdash; perfect for those Summer nights and barbecues! A rear shed that is wired for more storage! Over 1,900+sqft total!