



**9009 64 Avenue
Grande Prairie, Alberta**

MLS # A2193549



\$284,900

Division:	Countryside South		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,282 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Sump Pump(s)		

Inclusions: Freezer in Basement, Electric Fireplace (2), Shed (2)

Welcome to this beautifully updated 3-bedroom, 1 full bath, and 2 half-bath duplex that offers modern upgrades, a spacious layout, and fantastic outdoor space! Step inside to discover new vinyl flooring throughout, recently painted walls, and stylish updated light fixtures that enhance the bright and airy atmosphere. The living area features elegant built-in cabinets, adding both charm and functionality. The kitchen has been tastefully upgraded with sleek white cabinets, a modern countertop, a stylish backsplash, and newer appliances, creating a fresh and inviting space for cooking and entertaining. The bathrooms have also been updated, offering a contemporary feel with modern fixtures and finishes. A standout feature of this home is the 14 ft by 13 ft sunroom, situated on the deck—an ideal space to enjoy your morning coffee, relax with a book, or entertain guests year-round. The sunroom is partially completed and will need electrical hookups for temperature controls and an outside covering, allowing the buyer to customize it to their own taste and preferences. The finished basement provides endless possibilities, with an open layout that allows for an easy addition of a fourth bedroom by simply adding a door. The basement half-bathroom has provisions for a bathtub, making it easy to convert into a full bathroom if desired. The primary bedroom is generously sized, offering a comfortable retreat with plenty of space. Step outside to a freshly paved and landscaped backyard, complete with perennials and a brand-new fence, ensuring privacy and beauty throughout the seasons. The shingles were replaced just two years ago on both sides of the property, providing peace of mind for years to come. This home is also equipped with air purification system by SANUVOX, offering one of the most advanced and cost-effective air purification solutions for a healthier indoor

environment. With all these upgrades and an unbeatable combination of comfort, style, and functionality, this property won't last long! Book your viewing today and make this incredible home yours!