



GRASSROOTS
REALTY GROUP

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**8822 62 Avenue
Grande Prairie, Alberta**

MLS # A2207269



\$354,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,053 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Quartz Counters, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Shed, Doghouse, Window coverings

This 5 bedroom 2 bath, cozy bi-level is perfect for families as well as an investment property. A beautiful feature wall welcomes you as you walk through the door where you'll find a nice sized closet and bright windows. Upstairs you will find a comfortable living room complimented by dark wood flooring which transitions to vinyl plank flowing into the kitchen and dining room. The dining room provides an intimate feel with space to accommodate a nice sized table and buffet, with high ceilings as well as access to the deck through doors that were just replaced just a year ago. The well laid out kitchen features durable quartz countertops enough space to fulfill all your culinary needs. The main floor includes 2 nice sized bedrooms, a full four-piece bath, which also includes a walkthrough entry to the primary bedroom. Going downstairs takes you to a large family room, two more bedrooms, a den as well as the utility room. Another four-piece bath awaits with access to one of the bedrooms. Vinyl flooring throughout the basement for a seamless feel and durability. The well spaced backyard is fully fenced, has a large shed and doghouse and is accessed from the deck or gate beside the house. Call your favorite REALTOR for a private showing today!