

**9035 67 Avenue
Grande Prairie, Alberta**

MLS # A2181483



\$342,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	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 — 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 — perfect for those Summer nights and barbecues! A rear shed that is wired for more storage! Over 1,900+sqft total!