

8909 61 Avenue
Grande Prairie, Alberta

MLS # A2172796



\$329,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters

Inclusions: na

This spacious 5-bedroom home offers comfort and convenience, featuring 2 full bathrooms and a half-bath ensuite. The property boasts a heated detached garage with additional lighting, perfect for year-round use. Located just a short distance from the lake, it's ideal for nature lovers and those seeking outdoor activities. Quick possession is available, making it an excellent opportunity for a smooth and speedy move-in. As soon as you walk upstairs you're greeted by a an open kitchen, dining and living room. The layout is perfect for families and first time home buyers. Downstairs boasts a large rec room with a wood burning fireplace! Did I mention main floor laundry a new roof? Come check it out today!