



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9002 63 Avenue
Grande Prairie, Alberta

MLS # A2282883



\$374,900

| | | | |
|------------------|-----------------------------------|---------------|-------------------|
| Division: | Countryside South | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 990 sq.ft. | Age: | 1998 (28 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad, Paved | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Landscaped | | |

| | |
|--------------------|--|
| Heating: | Forced Air |
| Floors: | Carpet, Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Mixed |
| Foundation: | Poured Concrete |
| Features: | Closet Organizers, High Ceilings, Open Floorplan, Pantry |

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

Inclusions: Fridge x2 Stove x2 dishwasher x2 Washer x2 dryer x2

This well-kept property offers a solid opportunity for first-time buyers or investors, complete with a non-conforming basement suite and a layout that has been thoughtfully maintained over the years. The upper level features two bedrooms and one bathroom, including a spacious primary bedroom with two closets. The kitchen, dining, and living areas connect in an open, functional flow with great natural light throughout. The basement suite includes one bedroom, one bathroom, a full kitchen, a comfortable living room, and excellent storage. Each unit has its own laundry and kitchen, providing flexibility for shared living or rental use. There is one main shared entrance that leads into a practical boot room, where each unit has its own private access. Outside, the home sits on a large corner lot with a front deck, plus a three-car parking pad for convenient off-street parking. Updates have been completed over time, including shingles replaced in 2022. A smart, adaptable home that works just as well for owner-occupiers as it does for investors.