



9024 63 Avenue
Grande Prairie, Alberta

MLS # A2298316



\$359,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,001 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: None

Located in the desirable Countryside South neighbourhood in Grande Prairie, this well-maintained 1,001 sq ft home offers a fantastic opportunity for homeowners and investors alike. The main level is bright and inviting, featuring an abundance of natural light throughout the living space. With three bedrooms and one full bathroom upstairs. Downstairs, you'll find an illegal basement suite with a separate entrance, offering excellent potential for additional income or multi-generational living. The lower level includes two bedrooms, a full bathroom, and its own private space for added convenience. The property also features a paved driveway and is ideally located close to everyday amenities. With a total of five bedrooms and two bathrooms, this home delivers versatility, value, and strong investment potential in a great neighbourhood.