



GRASSROOTS

REALTY GROUP

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9023 62 Avenue
Grande Prairie, Alberta

MLS # A2303643



\$369,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,060 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Located in the desirable Countryside South neighborhood, this 1,060 sq ft home offers a fantastic opportunity for both investors and first-time home buyers. The main level features three comfortable bedrooms, a full bathroom, and a bright living space highlighted by large windows that fill the home with natural light. The basement adds even more versatility, with a spacious living area perfect for a TV or recreation room, an additional bathroom, and an illegal guest suite with its own washroom, private bedroom, and separate entrance at the rear of the home. This setup offers excellent potential for added income or multi-generational living. With its functional layout, private access, and strong investment potential, this property is a smart choice in a great location close to amenities.