



**GRASSROOTS**

REALTY GROUP

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8717 62 Avenue  
Grande Prairie, Alberta

MLS # A2322124



**\$350,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Shed

Spacious 1540sq-ft fully developed 4 level split home with easement behind and walk out basement on third level. Situated on a quiet street in Country Side South, with a big driveway allowing for potential RV Parking or future detached garage. Entering your new home you will appreciate the entry way space with must have coat closet. Main level boasts popular open concept between the kitchen, dining and living room as well as vaulted ceilings. Kitchen has adequate cabinet + counter space with corner pantry. Dining allows for table of any shape or size. Living room has real hard wood flooring, and large windows allowing natural light in all day long. Making our way to the second level that hosts the master bedroom with walk in closet, and full en-suite. One more bedroom and full bathroom finish off the second level. Third level is massive with no lack of space, and is a walk out and complimented with real hardwood. Fourth level is finished into a third bedroom, utility/storage room, and laundry + half bath started. Back yard is fully fenced , south backing great for natural sun light all day long and has a shed for storage. Book your viewing today of this spacious and affordable home.