

**9045 60A Avenue
Grande Prairie, Alberta**

MLS # A2242096



\$409,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Landscaped, Street Lighting, Treed		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: garage heater, window coverings,

This fully developed bi-level is ideally located in Countryside South neighborhood, backing onto a easement/walking trail and an easement on the side for added privacy. The home features 5 bedroom; 3 upstairs, 2 downstairs and 2 full bathrooms. The living room has a vaulted ceiling, bright kitchen with refinished cabinetry, newer stainless steel appliances, patio doors off the kitchen lead to the fully fenced backyard with towering trees for added privacy. The home has a spacious family room in the basement with built in shelving, a designated laundry room with barn door, an attached heated garage with lots of storage and backyard shed. Recent updates include new shingles (2 years ago) and a hot water tank (approximately 4 years ago). This home has been very well cared for and is move-in ready. Don't miss out—book your showing today before it's gone!