

**9020 64 Avenue
Grande Prairie, Alberta**

MLS # A2249906



\$265,900

Division:	Countryside South		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	710 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Lovely half duplex in lovely Countryside South!! This unique unit features a great open concept living room, kitchen and dinning room with vaulted ceilings as well as a full bathroom upstairs and one large bedroom upstairs. The basement is fully developed with an additional 2 large bedrooms, another full bathroom and laundry room with storage. Leading out from the kitchen is a lovely covered deck and the back yard is fenced and landscaped with low maintenance landscaping around the edge ready for your raised garden or potted plants. Updates include new deck in 2022, shingles in 2023 and hot water tank was replaced in 2024! Currently rented for \$1750 with lease in place to Oct 31, 2025, current tenant may consider staying or vacant possession could be provided early November. **Pictures from when vacant**