

**8933 64 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2294377**



**\$314,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome to this charming fully developed bi-level home located in the desirable Countryside South neighbourhood. Featuring 3 bedrooms and 2 full bathrooms, this property offers a functional layout perfect for families, first-time buyers, or investors. The bright white kitchen cabinets create a clean, modern feel, while the spacious bedrooms provide comfort and flexibility for everyday living. Downstairs, you'll find a fully developed lower level, offering additional living space for a family room, home office, or guest area. Step outside to enjoy the fully fenced, south-facing backyard—ideal for soaking up the sun, entertaining, or giving kids and pets a safe place to play. Plus, with a children's playground just steps away, this location is perfect for young families. Whether you're looking for an ideal starter home or a solid revenue property, this home checks all the boxes.