

**9025 60A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2230590**



**\$369,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Jetted Tub, Stone Counters, Tankless Hot Water

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** N/A

Want a good deal?? Check out this fully developed bilevel featuring 5 bedrooms, 3 bathrooms and vinyl plank flooring throughout the entire home. White kitchen cabinets with stone counter tops, tiled backsplash, and stainless appliances. Master bedroom has ensuite bathroom and a corner Jacuzzi tub. Basement has a family room with gas fireplace, 3 more bedrooms, and a bathroom. The back deck can be accessed from the patio doors off the dining area and was recently constructed using composite decking material. Covered hot tub under the deck. Other updates include a newer furnace w/ hepa filter, newer tankless hot water on demand and a water softener. Back yard is fenced and landscaped with apple trees, backing onto an easement with walking trail to pond. Located right across the street from a children's park in a quiet area of Countryside South.