

# **\$320,000 - 9005 62 Avenue, Grande Prairie**

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MLS® #A2218816

## **\$320,000**

3 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.10 Acres

Countryside South., Grande Prairie, Alberta

Immaculate Bi-Level Home in Countryside South â€” Move-In Ready with Modern Upgrades!

Welcome to this beautifully maintained bi-level residence nestled in the desirable Countryside South neighborhood of Grande Prairie. This fully developed home offers a harmonious blend of comfort, functionality, and contemporary updates, making it an ideal choice for first-time buyers or savvy investors.

As you step inside, you'll be greeted by a bright and airy main floor featuring soaring vaulted ceilings that amplify the sense of space and grandeur. Large windows bathe the living and dining areas in natural light, creating a warm and inviting atmosphere. The spacious kitchen is a culinary enthusiast's dream, boasting oak cabinetry, brand-new black stainless steel appliances, and new modern light fixtures and hardware that add a touch of elegance.

The main floor also includes two generously sized bedrooms and a full bathroom. The bathrooms have been thoughtfully updated with contemporary tile work, new vanities, stylish mirrors, and upgraded lighting, offering a spa-like retreat within your own home.

The fully developed basement adds versatility to this home, featuring a large master bedroom, a full bathroom, and ample living



spaceâ€”ideal for a home office, recreation room, or additional guest quarters, a spacious laundry room with utility sink and additional storage.

Step outside to enjoy the serene 8'x8' deck off the dining room, leading to a beautifully landscaped and fully fenced backyard. Recent enhancements include re-decked side and lower decks, a charming pergola, and under-deck storage. A side gate provides convenient access for recreational vehicles, and a backyard shed offers additional storage.

This home backs onto an easement, offering added privacy, and is situated close to all the amenities of the south end. With numerous recent upgradesâ€”including flooring, appliances, hardware, bathroom renovations, and moreâ€”this is truly a turnkey property ready to welcome its new owners.

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218816    |
| Price          | \$320,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 816         |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 9005 62 Avenue     |
| Subdivision | Countryside South. |

|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8W 2M4        |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 10            |
| Zoning         | RS            |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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