

9452 65 Avenue
Grande Prairie, Alberta

MLS # A2217916



\$349,900

Division:	Country Club Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,300 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RG
Utilities:	-

Inclusions: N/A

This rare Country Club find is ready for a new owner. The location is A-1 with near by schools, convenience/gas station, restaurants, local services, day care and more. Perhaps one of the safest communities in Grande Prairie, this home has been well maintained. All the major capital items have been attended to including new high efficiency furnace, newer HWT, new shingles within 2 years, PVC windows, detached garage with insulation/drywall/paint and subpanel for power. The yard is private and deck area surrounded by mature trees for summer shade.