

**8849 65 Avenue  
Grande Prairie, Alberta****MLS # A2201855****\$266,000**

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	884 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		
Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

**Features:**   Pantry, Vaulted Ceiling(s)**Inclusions:**   N/A

Discover the potential of this starter home located on a quiet street in Countryside South. A great option for investors or first-time home buyers looking for a project. Upstairs features an open concept living room, dining area and kitchen with vaulted ceilings. Full bathroom and 2 bedrooms complete the main floor. Downstairs is partially developed with a generous sized bedroom. The rest of the basement is open for future development. The south facing backyard features a beautiful deck and shed. **\*\*Please note: Property is sold "as is, where is, upon possession". No warranties or representations.**