



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

9412 65 Avenue  
 Grande Prairie, Alberta

MLS # A2194886



**\$227,000**

<b>Division:</b>	Country Club Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Private		

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

**Inclusions:** New Laminate Flooring Still in Boxes

Nestled in the desirable Country Club Estates neighbourhood, this 3-bedroom duplex offers an exceptional opportunity for first-time home buyers, savvy investors, or retirees looking for a peaceful and well-connected community. This charming bi-level home is across from a park with 2 playgrounds, making it ideal for families, or those seeking outdoor leisure. As you enter, you'll find a spacious landing area with easy access to the private backyard. The main level features a bright, south-facing living room with a stunning wood feature wall that adds character and warmth. The kitchen and dining area are generously sized, offering ample counter space for cooking and entertaining. An oversized full bathroom provides comfort and convenience. The two additional bedrooms have newer carpets, and one has been freshly repainted, making them ready for move-in. The master bedroom is also spacious and includes newer carpet for a cozy retreat. The wide-open basement is ready for your personal touch, offering abundant storage and a dedicated laundry area. Step outside to the fully fenced, private backyard, complete with an apple tree and raspberry bushes. Enjoy the serenity of backing onto a grassed easement, offering extra privacy. The home is located on a quiet, low-traffic street, away from busy roads, ensuring peace and tranquility. Plus, you're within walking distance to schools, shopping, a golf course, and scenic walking trails. The recently replaced roof adds peace of mind for years to come, providing a low-maintenance living experience. Whether you're a first-time buyer looking to settle down, an investor seeking a steady rental, or a retiree ready to downsize into a comfortable, low-maintenance home, this property is the perfect choice. Don't miss this incredible opportunity!