

8709 65 Avenue
Grande Prairie, Alberta

MLS # A2176329



\$424,900

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Stove, Dishwasher, washer, dryer, window coverings, all attached shelving, GDO & 2 remotes, interlocking pathway stones

Wow is right! The serenity of the farm across the road (and the extra parking too). This is a 1,454-square-foot two-storey home with four bedrooms and four bathrooms. The master bedroom has a full bath ensuite and a very large walk-in closet and still room for your king-size bed. There are two more bedrooms upstairs, and the newly developed (2024) finished basement has a fourth bedroom. The basement also has an amazing bathroom, a second living room space, and an XL storage room. The main floor hosts the primary living room, kitchen /w pantry, dining room, and laundry room. In addition to all the storage (i.e., the master's walk-in, XL Storage, pantry) and shelving throughout the home further complement your ease of organizing. There have been many upgrades to the home since new including this year's basement development, a new fridge (2023), a new stove (2024), an insulated garage w/ wiring & gas now ready for a garage heater, and a privacy wall & railing for the spacious deck. In addition to the appliances mentioned, the custom blinds are also included. Pan through the pictures and floor plan to see a home with functionality that has you more than covered. Then book your tour with your trusted REALTOR.