

8829 65 Avenue
Grande Prairie, Alberta

MLS # A2178887



\$314,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,361 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Multiple Driveways, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Island in kitchen, gazebo, blinds, curtains, shed

Welcome Country Side South; this 4 level split has been loved and meticulously maintained. With a double driveway out front, a large tree, and inviting curb appeal. As you step inside, you're greeted by a spacious front entry and high ceilings.. Imagine strolling into the kitchen, where there's a granite roll island, a huge pantry, and a new fridge and sink, All of this makes it a delight to prepare meals and keep life organized. Head up to the 3 cozy bedrooms on the upper level, each thoughtfully designed. While the primary bedroom spoils you with double closets and a convenient cheater ensuite—perfect for those early morning routines. Downstairs, discover a place built for fun—a built-in bar with all the fixings, ready for game nights, or an evening with friends. Paired with a theater screen and projector for movie marathons (with a drink or two). On the lowest level there's even an extra bedroom, ideal for guests or a cozy retreat for your teen. This space has the laundry and organized utility area. And for the things you don't see every day? There's tons of crawl space storage to keep life organized. The backyard is where this home's heart shines brightest. A walk out from the bar out onto the large lower deck under the built-in gazebo, imagining summer evenings filled with laughter and s'mores around the stone firepit. There's a big shed, extra storage tucked under the side deck, and an expansive yard. This home invites you in, ready to be filled with memories. Ready to explore in person? Let's make it happen!