

**8709 65 Avenue  
Grande Prairie, Alberta**

**MLS # A2176329**



**\$424,900**

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

|                    |                                                                                  |                   |    |
|--------------------|----------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                                                     | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.