

8857 65 Avenue  
Grande Prairie, Alberta

MLS # A2166303



## \$349,000

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<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), Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this delightful two-story home located in a quiet cul-de-sac. The home greets you with a spacious living room with bay windows and a cozy corner gas fireplace. The main floor boasts a convenient half bath and a generous kitchen with a large dining area, stainless steel appliances, and abundant cabinetry. Upstairs, hardwood flooring extends through three well-sized bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The basement offers flexible space with two sizable rec rooms that could easily be transformed into a fourth bedroom, plus a half bath. Step outside to enjoy an expansive, pie-shaped backyard that's fully fenced and beautifully landscaped. The backyard overlooks a park and walking trails. The outdoor space features a two-tier deck perfect for relaxing and entertaining, and an attached double-car garage adds convenience. Plus, the home has brand new 2024 shingles for added peace of mind. This move-in-ready home is ideal for first-time buyers or young families looking for a standout property in a prime location. Don't miss the chance to make it yours—book your showing today!