



**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, Insulate		
<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 &ndash; 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&reg;.