

**8713 66 Avenue**  
**Grande Prairie, Alberta**
**MLS # A2209391**

**\$439,500**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Beautifully updated and nestled in the family-friendly Countryside South, this home features fresh renovations and a stunning backyard with no direct rear neighbours! Step inside to a bright living room with a large bay window, flooding the room with light as well as modern grey vinyl plank flooring, and fresh paint. The layout is open and welcoming, with easy flow into the freshly renovated kitchen, featuring crisp white cabinetry, beautiful accent open shelving, and a spacious pantry. The adjoining dining area leads out to the two-tier deck with privacy paneling—ideal for summer evenings and entertaining. The backyard is a true standout, offering raised garden beds, a 10x10 shed with wood storage, and a rear easement for added privacy. Upstairs, you’ll find the primary bedroom with a generous closet and a 3-piece ensuite, a second bedroom, and another full bath. The third level offers a cozy family room, an additional bedroom, and a third full bath—perfect for guests or growing families. The basement is drywalled and ready for your personal touch, with a laundry room, a fourth bedroom, and an almost unlimited storage space beneath the entire third level. You’ll also enjoy the convenience of a heated attached double-car garage. Additional perks include central A/C, hot water on demand, and shingles that were replaced just two years ago. Plus, you can explore it from anywhere with the 3D walkthrough. This home truly has it all—don’t miss your chance to see it in person. Book your showing today!