



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8812 67 Avenue
Grande Prairie, Alberta

MLS # A2215462



\$350,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,083 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

This over 1,000 square foot, no carpet, bi-level has 4 bedrooms and 2 bathrooms and is in search of new owners! Plenty of great features including an open & bright layout, vaulted ceilings, corner pantry in kitchen, and main floor finished laundry room by the bedrooms. Full bathroom, 3 bedrooms including primary with walk-in closet, completes the upper level. Downstairs has massive family room, bedroom, nice bathroom, coat closets, and utility room. Front entry gives you the option to go up or downstairs but there is also a back entry just to the lower level. Great arrangement if you have a renter or roommate situation and prefer private entrances. East side deck of off large dining area will allow you to sip your morning coffee or blackberry yuzu and watch the sunrise. Only thing left to do in the home is to put some ceiling finishing in downstairs. Paved parking pad out front is so much nicer than gravel plus there is street parking in front. Playgrounds & parks are in the subdivision as well as the Eastlink Centre, off leash dog park, Grande Prairie Golf & Country Club, 3 schools, Evergreen Park, convenience stores & gas station, all a 5 minute drive or less away. ***Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends August 31st, 2025, rent is \$1,850 & tenant is responsible for utilities.*** Contact a REALTOR® today for more details or to view!