



**GRASSROOTS**  
REALTY GROUP

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**8826 66 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215853**



**\$344,900**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | Countryside South |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bi-Level          |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.      | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 5                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.10 Acre         |               |                   |
| <b>Lot Feat:</b> | See Remarks       |               |                   |

|                    |                     |
|--------------------|---------------------|
| <b>Heating:</b>    | Forced Air          |
| <b>Floors:</b>     | Carpet, Vinyl Plank |
| <b>Roof:</b>       | Asphalt Shingle     |
| <b>Basement:</b>   | Finished, Full      |
| <b>Exterior:</b>   | Mixed               |
| <b>Foundation:</b> | Poured Concrete     |
| <b>Features:</b>   | See Remarks         |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | RS |
| <b>Utilities:</b> | -  |

**Inclusions:** Shed

Beautifully Maintained Bi-Level in Coveted Countryside South &ndash; 5 Bed, 2 Bath, 1028 Sq Ft. Pride of ownership shines throughout this stunning 2004 detached bi-level, nestled in the desirable Countryside South neighborhood. With 5 spacious bedrooms and 2 full bathrooms, this fully developed home offers both style and functionality for growing families or those seeking extra space. Step inside to discover a sunny, south-facing living room that fills with natural light and flows seamlessly into the spacious dining area and L-shaped kitchen. The kitchen boasts a convenient pantry, updated vinyl plank flooring, and modern finishes perfect for everyday living and entertaining. The upper level features three generously sized bedrooms, including a master suite with double closets and a walk-through bathroom&mdash;comfortably fitting a king-sized bed. Downstairs, enjoy 9&rsquo; ceilings in the fully finished basement, which includes a large family room, two additional bedrooms, a full bath, and a utility room with lots of storage and thoughtfully added shelving. Outside, the home continues to impress. A fully fenced backyard provides privacy and space, while a large rear parking area with back lane access offers the potential for a future detached garage. A matching shed adds extra storage convenience. Recent Updates Include: New back Fence (2022), New Hot Water Tank (2022), New Dishwasher (2021), Washer & Dryer (2021), Utility Room Shelving, Pre-piped Spare Sump Pump ready for Installation. With modern paint colors, spacious bedrooms, and a layout that checks all the boxes, this home is truly move-in ready. Whether you&rsquo;re starting out, upgrading, or investing, this gem won&rsquo;t last long! Don&rsquo;t miss your chance to own this exceptional home in one of the city&rsquo;s most sought-after neighborhoods. Book your showing today!

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