



GRASSROOTS
REALTY GROUP

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8713 65 Avenue
Grande Prairie, Alberta

MLS # A2221971



\$444,500

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Sump Pump(s)		
Inclusions:	Gazebo		

Welcome to the "Gallop Lookout"***Horses directly across the street***Very quiet street***Upgrades 2025: New Garage Door, 2024: New Shingles, 50 gallon HWT, Dishwasher, Washer/Dryer***South facing deck, easement on two sides, no windows on the neighbour's side***Laundry on main floor***Bonus common area upstairs with six windows and view of the horses***Ceiling fan in each bedroom upstairs***Five piece Ensuite with jetted tub***Gas Fireplace with a variable speed fan***Central Vac***Excellent tenant with a fixed term lease until Dec 31, 2025 paying \$2,450 (does not include utilities, tenant pays them)***Possession immediate: just take over the lease