



**GRASSROOTS**  
REALTY GROUP

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8814 65 Avenue  
Grande Prairie, Alberta

MLS # A2227343



**\$334,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	None
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This spacious and well-maintained 4bed 2 bath bi-level home in Countryside South offers an excellent opportunity for first-time home buyers seeking a move-in ready property in a family-friendly neighborhood-BONUS BRAND NEW SHINGLES INSTALLED JUNE 8TH!. Featuring four bedrooms and two bathrooms, this home boasts a fantastic layout with a fully developed basement, providing plenty of room for family and guests. Recent updates include a new hot water tank and dryer completed in 2022, and a brand-new roof ensuring peace of mind for years to come. The large, fully fenced yard backs onto an easement for added privacy with no rear neighbors, making it ideal for outdoor activities, pets, and family gatherings. Additional highlights include a spacious deck, a handy storage shed, and a great location close to parks, schools, and amenities. This home is ready for you to move in and start creating memories&mdash;don&rsquo;t miss your chance to own in this desirable area.