



**GRASSROOTS**  
REALTY GROUP

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**8725 63 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2234066**



**\$479,900**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,598 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

**Inclusions:** None

Welcome to your next home in the Summerside neighbourhood! This spacious 4-bedroom, 3.5-bathroom two-storey home is full of thoughtful features, starting with A/C for summer comfort and a heated garage for those chilly mornings. The main floor offers a welcoming layout with lots of natural light, updated kitchen appliances, a convenient half-bath, and main floor laundry. Upstairs, you'll find an oversized primary suite with a walk-in closet and private ensuite, along with two more generously sized bedrooms and a full bathroom. Downstairs, the walk-out basement is the ultimate retreat—featuring a large rec area warmed by a cozy wood stove, a fourth bedroom, and a full bathroom. Step outside and discover a serene, tree-lined large yard that feels like your own private escape. Under the deck, the hot tub area is already plumbed and ready for future relaxation. Just two doors down is a playground—perfect for families—and the peaceful surroundings make this home a true hidden gem. Don't miss your chance to live in one of the most peaceful neighbourhoods of Grande Prairie!