



GRASSROOTS
REALTY GROUP

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8914 67 Avenue
Grande Prairie, Alberta

MLS # A2237407



\$389,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,516 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Existing Blinds, 2 x Shed, TV Mount, Gazebo

Step into this meticulously finished 4 level split located on a spacious street in Countryside South with no rear neighbours. Where style, functionality, and space unite to create an exceptional family home. Spanning over 1,500+ sq.ft of beautifully developed living space, this residence boasts 3 generous bedrooms and 3 full bathrooms, each thoughtfully designed for comfort and flow. The main level welcomes you with soaring ceilings, sun drenched windows, and a modern color palette that sets a warm and inviting tone throughout. The super functional kitchen features rich maple cabinetry, SMART stainless steel appliances, a corner pantry, and ample counter space. Perfectly complemented by the bright dining nook ideal for family meals or entertaining. Upstairs, you'll find a spacious primary suite with a walk-in closet and private ensuite, as well as one large secondary bedroom and a stylish main bath. The third level impresses with a massive family room bathed in natural light, complete with walkout access to a humongous deck with natural gas hook up for barbecue plus a CEDAR GAZEBO, 2 sheds, fully fenced and landscaped backyard with no rear neighbors, offering privacy and serenity. Downstairs, the fourth level is smartly finished with a huge 3rd bedroom with a walk-in closet, a well appointed full bathroom, and a functional laundry area. Additional highlights include a generous front entry, RV parking and a backyard built for memories. This home has been lovingly maintained, including newer shingles and hot water tank. It is truly move in ready, showing immaculately from top to bottom. A rare opportunity in this price range, book your private tour today and prepare to be impressed!