



GRASSROOTS
REALTY GROUP

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8822 64 Avenue
Grande Prairie, Alberta

MLS # A2243523



\$374,800

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	925 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum
Roof:	Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Perimeter Wall, Poured Concrete
Features:	Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

****Beautiful Bi-Level Across from Park & 4 Bedrooms, Finished Basement & Heated Garage**** Welcome to this well-maintained and thoughtfully upgraded bi-level home, ideally situated on a quiet, low-traffic street across from a park and playground & perfect for families and outdoor enjoyment. Step inside to a bright and welcoming main level featuring large windows that fill the space with natural light. The open-concept layout includes a spacious kitchen with a large island, corner pantry, and ample cabinetry & ideal for cooking and entertaining. Two comfortable bedrooms and a full 4-piece bathroom complete the main floor. Downstairs, the fully developed basement offers exceptional living space with two generously sized bedrooms, a stylish 3-piece bathroom featuring an upgraded tiled shower, a cozy family room, and a nicely finished laundry room. Large windows ensure the basement feels open and airy throughout. Enjoy comfort year-round with central air conditioning, durable laminate flooring, and a tiled front entry. The fenced and beautifully landscaped backyard provides a private outdoor retreat. Bonus features include a 14' x 20' detached heated garage with concrete floor, powerful exhaust fan, and a 240V plug & perfect for a workshop or you could adapt for EV charging. This move-in ready home combines functionality, comfort, and location & don't miss your opportunity to make it yours!