



GRASSROOTS
REALTY GROUP

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8932 65 Avenue
Grande Prairie, Alberta

MLS # A2251575



\$429,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	2000 (25 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x2, Stove x2, Dishwasher, washer, dryer.

This amazing home is a must-see! Offering a total of 6 bedrooms without sacrificing space, it's the perfect fit for a growing family or anyone needing room to spread out. The spacious bi-level entry welcomes you with an open boot closet and direct access to the double attached garage. Upstairs, you'll find an inviting living room with a large south-facing window that fills the space with natural light. The kitchen provides ample counter space, storage, a pantry, opening into the bright dining area with access to the back deck—perfect for relaxing in the privacy of the treed yard. Down the hall are 2 spare bedrooms, the main bathroom, and the primary suite featuring a walk-in closet and 3-piece ensuite. The lower level doubles as a versatile basement suite with its own living area, kitchen potential, 3 more spacious bedrooms, and a full bathroom/laundry combo. Whether you use it as a rental suite, in-law suite, or extra family space, the options are endless. Recent updates include shingles, hot water heater, a rebuilt furnace. The property sits on a peaceful cul-de-sac near a children's park. The fully fenced yard offers powered under-deck storage, backs onto an easement, and includes a gravelled side lane ideal for RV parking.