



**8801 67 Avenue
Grande Prairie, Alberta**

MLS # A2285810



\$374,900

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|------------------|-------------------|---------------|-------------------|
| Division: | Countryside South | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,069 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard | | |

Heating: Forced Air

Floors: Wood

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: n/a

Welcome to this beautifully maintained 4 bedroom, 2 bathroom bi-level in the family friendly community of Countryside South. Thoughtfully designed with an open-concept main floor, this home offers a bright and inviting living space complete with 3 bedrooms and a full bath upstairs. The fully finished lower level features impressive 9' ceilings, a spacious family room, and a private fourth bedroom. The spa-inspired bathroom includes in-floor heat and a jetted tub — the perfect place to unwind. A charming and functional laundry room and convenient rear entry add to the home's practicality. You will be delighted to see the pride of ownership throughout this home! Step outside to a landscaped, fully fenced backyard ideal for families, pets, or entertaining. There is also a parking pad outback for added functionality. Tons of great walking paths, schools and parks near by. Recent updates include a newer hot water tank, updated appliances, and washer and dryer. Stylish, functional, and move-in ready — this home checks all the boxes.