



GRASSROOTS
REALTY GROUP

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8825 67 Avenue
Grande Prairie, Alberta

MLS # A2289263



\$379,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	918 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: Negotiable

This fully developed 4-bedroom, 2-bathroom home with a heated detached garage offers an exceptional blend of comfort, practicality, and thoughtful upgrades throughout. The main level welcomes you with an open-concept floor plan designed for everyday living and effortless entertaining. Downstairs, a spacious rec room provides the perfect setting for family movie nights, a games area, home gym, or additional lounge space. Behind the scenes, this home has been meticulously maintained. Acme HVAC recently serviced the furnace and installed a brand-new thermostat (5-year warranty), with the system passing inspection with flying colours. Appliances are approximately six years old, with the dishwasher replaced just two years ago. Additional materials including spare siding (stored in the garage attic) and extra flooring (stored under the stairs) will remain for the new owners. Closet doors are currently stored neatly in the furnace room. The property is equipped with a comprehensive security system (now through Telus, formerly Vivint), including doorbell camera, smart locks, exterior cameras, window sensors, and a water sensor near the sump. For added peace of mind, the home features a dual sump pump system — primary and backup. The outdoor space is equally impressive, highlighted by a newer gazebo (installed last year) and a dedicated 12V wall plug at the rear of the home — ideal for outdoor lighting or a projector setup. A hot tub area has been professionally prepared with a properly levelled crushed pad and exterior breaker box already installed. The one-year-old premium hot tub may be negotiated separately and features dual pumps, upgraded lighting package, hydraulic cover lift, speakers with subwoofer, and an extra-thick insulated cover — originally valued at \$16,000. The 18x24 heated and well-insulated detached garage is a standout

feature. With a furnace installed approximately five years ago, 220/240V power, sub-panel, workbench, and an oversized 8x12 overhead door, it offers excellent space for projects, storage, or hobby use. This property delivers the rare combination of move-in-ready comfort, mechanical reliability, smart-home upgrades, and exceptional garage utility — all in one complete package.