



**8725 65 Avenue
Grande Prairie, Alberta**

MLS # A2296353



\$419,900

Division:	Summerside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

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

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Central Air Conditioner

Welcome to this well-maintained bi-level home tucked away on a quiet street in Summerside featuring air-conditioning, a double heated garage, and important updates such as newer shingles and a hot water tank (2021). The bright main floor is filled with natural sunlight and features a functional kitchen with plenty of cupboards, stainless steel appliances, and a dining area with convenient access to the back deck and yard. The primary bedroom offers direct access to the full bathroom, while a second bedroom completes the main level. Downstairs you'll find a cozy family room highlighted by a charming wood-burning stove, along with two additional bedrooms, and a 3-piece bathroom. In the basement you will also find a dedicated storage and laundry room. Outside, enjoy a fully landscaped and fenced backyard, complete with both raspberry and Saskatoon bushes. Book your showing today!