



8838 65 Avenue
Grande Prairie, Alberta

MLS # A2120703



\$309,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	884 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, See Remarks		

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

Inclusions: Shed

THIS 4 BED, 2 BATH 884 SQ FT BI-LEVEL WITH AN ILLEGAL BASEMENT SUITE, LOCATED ON A CORNER LOT IN COUNTRY-SIDE SOUTH; OFFERS NUMEROUS AVENUES OF POTENTIAL. THE PROPERTY OFFERS 2 KITCHENS, 2 LIVING ROOMS, 2 DINING ROOMS WHICH ARE PERFECT FOR LONG OR SHORT-TERM RENTAL. LOW-MAINTENANCE LANDSCAPING AND PARKING FOR 4 VEHICLES IN THE FRONT AND A FULLY FENCED AND LANDSCAPED BACKYARD WITH DECK (SHED IN BACKYARD IS INCLUDED AS WELL). IN ADDITION, THE PROPERTY INCLUDES A WASHER AND DRYER (COMMON AREA), 2 DISHWASHERS, 2 STOVES, AND 2 FRIDGES. WELL-PRICED AND CLOSE TO SEVERAL AMENITIES!