



**GRASSROOTS**  
REALTY GROUP

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8814 60 Avenue  
Grande Prairie, Alberta

MLS # A2123022



**\$599,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Summerside             |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,331 sq.ft.           | Age:   | 2013 (11 yrs old) |
| Beds:     | 6                      | Baths: | 3 full / 1 half   |
| Garage:   | Triple Garage Attached |        |                   |
| Lot Size: | 0.11 Acre              |        |                   |
| Lot Feat: | City Lot, Landscaped   |        |                   |

|             |                                     |            |    |
|-------------|-------------------------------------|------------|----|
| Heating:    | Floor Furnace                       | Water:     | -  |
| Floors:     | Ceramic Tile, Hardwood, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle                     | Condo Fee: | -  |
| Basement:   | Finished, Full                      | LLD:       | -  |
| Exterior:   | Stucco                              | Zoning:    | RS |
| Foundation: | Poured Concrete                     | Utilities: | -  |

**Features:** Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** fridge, stove, OTR microwave, dishwasher, washer, dryer

Immaculately kept, fully developed two storey home with triple garage in Summerside. Freshly painted throughout and new vinyl plank flooring (no carpet in this home) Spacious entry way with tile flooring, kitchen has a large island with granite counter tops, stainless appliances, and corner pantry. Living room has hardwood flooring and a gas fireplace. A half bath and laundry room off the garage complete the mainfloor. Upstairs there is a family room with plenty of natural light, master bedroom with 5 piece ensuite and walk in closet, 3 spare bedrooms and a main bathroom. Basement is finished with a rec room, bar, large bedroom and full bathroom. Garage is finished and heated. Yard is fenced and landscaped with a shed. Located in a very quiet neighborhood with a pond and walking trails.