



GRASSROOTS
REALTY GROUP

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8821 65 Avenue
Grande Prairie, Alberta

MLS # A2128680



\$339,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	2004 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Gentle Sloping, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s)		

Inclusions: n/a

WANT HELP WITH YOUR MORTGAGE PAYMENTS? This turn-key home is in EXCELLENT CONDITION in a GREAT LOCATION & could be EVERYTHING YOU ARE LOOKING FOR! The upper part of this spacious, VERY WELL MAINTAINED home with an open concept is great for entertaining or for watching your little ones scoot around from any room! The efficient u-shaped kitchen offers ample counter & cabinet space with a corner pantry! Your master bedroom boasts a large 3-pc ensuite AND what appears to be an 'average size closet' offers a hidden storage with more space than you could imagine! This level is all laminate (except MB) offering potentially reduced allergy symptoms or great for pets! The fully developed basement is newer & boasts 2 bedrooms, 4-pc bath, kitchen with fridge, stove & dishwasher! Enter the basement from upstairs or use the private entry in back which has its own walk & motion lights! The conveniently shared laundry room is semi-private to each user having separate access. Additionally in the laundry room there is locked storage which is always in need! Use the basement to subsidize your mortgage or for your growing family, maybe you're looking to invest? This universal home is on a quiet street, close to amenities! 4-8 minutes away from schools! NEW ROOF Sept 2022. QUICK POSSESSION! Inquire today for more information and special tour! Vendor is related to selling realtor.