



**8642 62 Avenue  
Grande Prairie, Alberta**

**MLS # A2155282**



**\$409,900**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Central A/C Unit

This fully developed home with central a/c will be sure to please! Situated in the subdivision Summerside, and in great condition. Entering your new home you will appreciate the good sized entry way that flows into the open concept kitchen, dining and living room. Kitchen hosts ample cabinet + counter space, and must have pantry. Dining is just the right size allowing for table size for any occasion. Living room has big windows allowing natural light in all day long, and is complimented by a gas fireplace. Off the kitchen you will conveniently find must have 2pc bathroom great for when guests are over. Heading upstairs you will find three good sized bedrooms, full bathroom and including the master bedroom that has his and her style closet and full en-suite. Basement is fully developed into one large living room which was rigged up originally with projector wonderful for entertaining, laundry + utility room, and storage room. Basement has space for future fourth bedroom, and plumbing for a full bathroom. Back yard is grand and fully fenced, complimented by massive freshly painted deck to match front deck. 22x26 attached double garage is fully finished awaiting future garage heater. Book your viewing today as this home will be sure to please!