



**8625 62 Avenue
Grande Prairie, Alberta**

MLS # A2177439



\$464,999

Division:	Summerside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,365 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	High Efficiency	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Dishwasher, Electric Stove, Microwave Hoodfan located in the basement suite

Located on a quiet corner lot of peaceful Summerside, this charming home features a welcoming tiled entrance, an open-concept main floor with new premium vinyl planks installed all through out the two bedrooms up to the spacious master's bedroom which has his and hers sinks and a walk-in closet. The fully finished walk out basement reveals a thoughtfully designed non-conforming, carpet-free suite with one spacious bedroom, full bath, a newer washer/dry and a new electric stove which is on its way for delivery (please note the new electric stove was not installed yet when the photos were taken). This home also comes with a heated garage and an A/C to keep the home cooler during the hot summer days.