



8809 65 Avenue
Grande Prairie, Alberta

MLS # A2203555



\$329,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	884 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Paved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Curtains, Master TV mount, Shed, Raised garden bed.

Welcome to this charming open-concept bilevel home nestled in the desirable Countryside South neighborhood. This property offers a fantastic layout with four bedrooms and two bathrooms, perfect for growing families or a revenue property. The main level features vaulted ceilings, updated bright white kitchen with stainless appliances, full bathroom and two bedrooms, including a master with his and her closets. The basement boasts high ceilings, large windows, crown molding and provides two more bedrooms, a bathroom, laundry area with cabinets, and ample storage under the stairs. Vinyl plank flooring continues downstairs, offering a stylish and low-maintenance finish. Outside, enjoy a south-facing deck and private fenced backyard with gate access to easement and yard also includes a shed and raised garden bed. Asphalt driveway provides convenient off-street parking. This property has no carpet and fortunately has one of the only south backing raised decks on the street so you have much more privacy than with most homes in this price range. Book your showing today, seller can accommodate a quick possession.