

8837 65 Avenue
Grande Prairie, Alberta

MLS # A2277418



\$320,000

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	884 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Parking Pad, Paved		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: refrigerator, stove, dishwasher, washer, dryer

Immediate possession is an option on this clean & cute bi-level located in a prime southside Grande Prairie neighbourhood! The main floor features a bright, open-concept layout where the kitchen, dining, and living areas flow together under vaulted ceilings, giving you that feeling of extra spaciousness. It's a versatile setup that lets you keep an eye on the kids or chat with guests while you're busy in the kitchen. Down the hall are the 2 bedrooms and full bathroom, which has its own closet to discreetly tuck away toiletries & essentials. There is no carpet throughout the home, which keeps maintenance simple and straightforward. The unfinished basement contains the laundry area and is wide open for your future plans, whether you need extra bedrooms, a family room or another bathroom. It's a solid home with plenty of potential to add value down the road. Outside, the home sits on a desirable corner lot with a paved parking pad. The south-facing backyard is fully fenced for privacy and backs onto a quiet grass easement rather than another neighbour's fence line. There is a shed for outside storage & a firepit to enjoy our amazing summers around. Contact a REALTOR® today for more info or to view!