

**8921 65 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2324907**



**\$455,000**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Shed		

This well maintained home sits perfectly on the inner loop of a quiet cul-du-sac, giving you a generous yard that backs onto a park, and a basement suite for rental potential! Inside the home you are greeted with a spacious entryway, which takes you right up and into the bright, open concept main-level living area. The kitchen offers plenty of cabinetry and storage space, complete with pantry, and is slated for new countertops! The adjacent dining room and living area makes dinner with the family a breeze! Upstairs you will find three bedrooms, including the primary which has a double walk-through closet, taking you right into the main jack-and-jill style bathroom. Laundry is just a few steps away, conveniently located off of the dining room. The lower level has its own entrance from the backyard, giving you the opportunity to have a mortgage helper. With an open concept kitchen and living area, heated by not only gas furnace but a wood-burning stove, you will be warm no matter the season. With a generous bedroom and walk-in closet, and a seemingly even bigger bathroom with a soaker tub and new shower, this is the perfect bachelor/ette or mother-in-law suite. Now let's talk the yard &ndash; it is HUGE and backs onto a park, making it seem all that much bigger. With apple trees and berry bushes, plus a full garden, it is the perfect space for a green thumb to thrive. With a double attached garage and shed, there is room for your vehicles, toys, and garden supplies galore! Call your trusted Realtor today to book a showing on this well-maintained property, and see how Countryside South can feel like home!