

8601 60A Avenue
Grande Prairie, Alberta

MLS # A2335893



\$595,900

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: ALL EXISTING WINDOW COVERINGS (AS VIEWED)

Welcome to this beautifully maintained home in Summerside—offering modern updates, a functional layout, and a location that truly enhances everyday living. Situated on a quiet street, steps from parks and walking trails, this property delivers comfort, convenience, and value for today's buyer. Inside, you'll find a bright, open main floor with large windows and a welcoming atmosphere perfect for families. The kitchen features ample cabinetry, great counter space, and a seamless flow to the dining area and deck—ideal for entertaining or enjoying summer evenings. In addition, the 'flex' area is perfect for a designated formal dining area! Upstairs offers a bonus area: two well-sized bedrooms, a full bathroom, and a beautiful primary bedroom with a large ensuite, including Jack and Jill sinks/vanities and a jetted tub. The lower level includes an additional bedroom, a second incredible bathroom with a spa-like shower, and a cozy family room with a bar area. The layout provides flexibility for guests, teens, or a home office. Outside, the HUGE, fully fenced yard with deck and PATIO/FIRE AREA (BACKING ONTO GREENSPACE) is landscaped and ready for pets, play, or gardening. A spacious driveway provides plenty of parking, and the neighbourhood is known for its family-friendly community. UPGRADES INCLUDE: APPLIANCES, SHINGLES, HWT AND 2 SUMP PUMPS. This home is move-in ready, thoughtfully cared for, and priced to attract attention. Fantastic opportunity in one of Grande Prairie's most popular areas.