

**8857 65 Avenue
Grande Prairie, Alberta**

MLS # A2166303



\$349,000

Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this delightful two-story home located in a quiet cul-de-sac. The home greets you with a spacious living room with bay windows and a cozy corner gas fireplace. The main floor boasts a convenient half bath and a generous kitchen with a large dining area, stainless steel appliances, and abundant cabinetry. Upstairs, hardwood flooring extends through three well-sized bedrooms, including a primary suite with a walk-in closet and ensuite bathroom. The basement offers flexible space with two sizable rec rooms that could easily be transformed into a fourth bedroom, plus a half bath. Step outside to enjoy an expansive, pie-shaped backyard that's fully fenced and beautifully landscaped. The backyard overlooks a park and walking trails. The outdoor space features a two-tier deck perfect for relaxing and entertaining, and an attached double-car garage adds convenience. Plus, the home has brand new 2024 shingles for added peace of mind. This move-in-ready home is ideal for first-time buyers or young families looking for a standout property in a prime location. Don't miss the chance to make it yours—book your showing today!