



**8844 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2189277**



**\$314,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Charming Bi-Level with RV Parking & No Rear Neighbours &dash; Priced to Move! Discover the perfect blend of comfort and convenience in this well-cared-for bi-level just minutes from Southside amenities. As you arrive, the spacious RV parking with a wide-access gate immediately stands out&dash;perfect for your recreational vehicles or additional storage needs. Step inside to an inviting, open-concept living space highlighted by vaulted ceilings and an abundance of natural light. The bright kitchen features an expansive eat-up bar, updated stainless steel appliances, and a formal dining area with easy access to the deck&dash;ideal for hosting friends and family. Warm hardwood floors lead you through the main level, featuring a generous primary bedroom with large windows, a second well-sized bedroom, and a stylish 4-piece bathroom. The fully developed lower level will impress with its 9-foot ceilings, a sprawling family room, a versatile flex space, a spacious additional bedroom, and a convenient combined laundry/washroom. Outside, enjoy the privacy of no rear neighbours in a large backyard with plenty of room to relax, garden, or entertain. A spacious deck completes this fantastic outdoor space. This home offers unbeatable value and is move-in ready! Don&rsquo;t miss the chance to make it yours&dash;book your viewing today!