

**8825 65 Avenue  
Grande Prairie, Alberta**

**MLS # A2273412**



# \$369,900

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,103 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Open Floorplan, Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this beautifully maintained bi-level home offering 4 bedrooms and 3 full bathrooms, thoughtfully designed for comfort and versatility. Enjoy new flooring, fresh paint, and updated carpet upstairs (2023), as well as kitchen cabinets professionally refaced in 2023, complete with a new sink and dishwasher. Additional upgrades include new lighting in the basement, updated upstairs bathroom paint and cabinets, and a new washer and dryer installed in 2024. Situated on a landscaped and fully fenced lot, this property features a parking pad and a bright, welcoming layout throughout. Step into the spacious living room, highlighted by a large window that fills the space with natural light. The well appointed kitchen offers an abundance of cabinetry, a convenient corner pantry, and easy flow into the cozy dining area, where you can step right out onto the deck for outdoor dining or access to the backyard. The main level includes a generous primary bedroom with a full ensuite, along with two additional bedrooms and a second full bathroom, ideal for family living. The fully developed walk-out basement adds exceptional functionality, featuring a large recreation room, an additional full bathroom, a comfortable guest bedroom, and a laundry area. Walk directly out to the backyard for seamless indoor-outdoor living. With its versatile layout and inviting spaces, this home is perfect for growing families or those seeking extra room to relax and entertain. Don't miss your chance to make it yours! Book your showing today!