

**8812 67 Avenue
Grande Prairie, Alberta**

MLS # A2215462



\$350,000

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|------------------|---|---------------|-------------------|
| Division: | Countryside South | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,083 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Lawn, Rectangular Lot | | |

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|--------------------|---|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Hardwood, Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s) | | |

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

This over 1,000 square foot, no carpet, bi-level has 4 bedrooms and 2 bathrooms and is in search of new owners! Plenty of great features including an open & bright layout, vaulted ceilings, corner pantry in kitchen, and main floor finished laundry room by the bedrooms. Full bathroom, 3 bedrooms including primary with walk-in closet, completes the upper level. Downstairs has massive family room, bedroom, nice bathroom, coat closets, and utility room. Front entry gives you the option to go up or downstairs but there is also a back entry just to the lower level. Great arrangement if you have a renter or roommate situation and prefer private entrances. East side deck of off large dining area will allow you to sip your morning coffee or blackberry yuzu and watch the sunrise. Only thing left to do in the home is to put some ceiling finishing in downstairs. Paved parking pad out front is so much nicer than gravel plus there is street parking in front. Playgrounds & parks are in the subdivision as well as the Eastlink Centre, off leash dog park, Grande Prairie Golf & Country Club, 3 schools, Evergreen Park, convenience stores & gas station, all a 5 minute drive or less away. ***Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends June 30th, 2025, rent is \$1,850 & tenant is responsible for utilities.*** Contact a REALTOR® today for more details or to view!