

**8921 60A Avenue
Grande Prairie, Alberta**

MLS # A2239080



\$379,900

Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,573 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	None, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge stove, dishwasher, microwave, washer dryer, curtain rods, shed

AVAILABLE FOR IMMEDIATE POSSESSION! Tucked away at the back of a peaceful neighborhood and embraced by mature trees, this charming stand-alone home offers both privacy and connection to nature. Just steps from a local park and backing onto scenic walking trails, it's the perfect retreat for family life. This 4-bedroom, 2 full bath, and 2 half bath home (including a partially finished basement bathroom) is move-in ready and waiting for its next chapter. From the moment you arrive, the quiet corner lot offers curb appeal and generous street parking. Inside, you'll find brand-new vinyl flooring welcoming you into the home. As you grasp the elegant banister and gaze up the staircase, you're drawn into a space that feels both charming and inviting. The main floor living area opens to the kitchen and dining room, featuring a cozy wood-burning fireplace — ideal for winter nights and energy savings. As well as a generous office/ flex space left of the entry. Upstairs, a beautifully curved staircase leads to a Jack and Jill bathroom connecting two well-sized bedrooms, while the spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. From the primary suite, enjoy views of the fully fenced backyard, which features a brick pinwheel courtyard, raised garden beds, a deck, and a storage shed — plus space to build a future garage if desired. Every corner of this home tells a story of comfort, warmth, and possibility. Don't miss out — book your showing at 8921 60A Avenue today!