

8714 67 Avenue
Grande Prairie, Alberta

MLS # A2253372



\$394,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,093 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Low Maintenance Landscape, No Neighbour		

Heating: Forced Air, Natural Gas**Floors:** Laminate, Tile, Vinyl**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Mixed, Vinyl Siding**Foundation:** Poured Concrete**Features:** Pantry, Storage**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** RES**Utilities:** -**Inclusions:** Window Coverings

Welcome to this charming bi-level home in Countryside South, ideally located near schools, shopping, parks, and coffee shops. This move-in-ready property features 3 bedrooms and 2 full bathrooms, including a recently updated upstairs bathroom that adds a fresh, modern touch. The main level offers an inviting open-concept layout with laminate flooring, a bright living room, and a functional kitchen with plenty of counter space. The dining area flows seamlessly into the living room, perfect for family living or entertaining. The fully developed basement provides even more space with a large rec room, bedroom, full bathroom, and laundry room. Outside, enjoy a landscaped yard with ample room for kids or pets to play, plus a concrete driveway leading to the attached heated double garage—a must-have for Alberta winters. Nestled on a quiet street in a family-friendly neighborhood, this home offers great value. Call your favourite realtor today!