



GRASSROOTS
REALTY GROUP

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8729 63 Avenue
Grande Prairie, Alberta

MLS # A2252616



\$475,000

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Welcome to your new home in the desirable neighbourhood of Summerside! This stunning two-story residence offers the perfect blend of style, comfort, and functionality. Boasting a spacious and open floor plan, the main level is ideal for entertaining, featuring a modern kitchen with a walk-in pantry, a cozy living area with a gas Fireplace, and a dining space that opens to a huge deck. The laundry is conveniently located on the main floor. Upstairs, you'll find a large bonus room, perfect for a media room, play area, or home office. The upper level also includes three generous bedrooms, including a master suite with a private ensuite bathroom and a walk-in closet. The walkout basement is undeveloped and roughed in plumbing for full bathroom—perfect for guests or a growing family. The walkout leads to a private yard, offering a private oasis for outdoor activities. Located in the family-friendly community of Summerside, this home is just minutes away from parks, schools, and all amenities. Don't miss the opportunity to own this exceptional property!