



**GRASSROOTS**  
REALTY GROUP

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9014 60 Avenue  
Grande Prairie, Alberta

MLS # A2291879

**\$539,900**



|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Summerside                  |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 1,850 sq.ft.                | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn |               |                   |

|                    |                        |
|--------------------|------------------------|
| <b>Heating:</b>    | Forced Air             |
| <b>Floors:</b>     | Carpet, Hardwood, Tile |
| <b>Roof:</b>       | Asphalt Shingle        |
| <b>Basement:</b>   | Full                   |
| <b>Exterior:</b>   | Concrete               |
| <b>Foundation:</b> | Poured Concrete        |
| <b>Features:</b>   | High Ceilings          |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | RS |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Beautiful executive home in Southwynd Estates!!! This 2 storey PLUS BONUS ROOM has 3 bedrooms and 2 1/2 bathrooms. Home offers many upgrades!!!! The kitchen has granite countertops, upgraded light fixtures, stainless steel appliances, the maple cabinets are stained a chocolate brown, a large white island with seating for 3, tile backsplash, tile floors, a corner pantry, and a dining area. The living room has a gas fireplace with hardwood floors. There is a half bath and laundry on the main level. The upstairs has the primary suite with a 4 piece ensuite with a double vanity, walk-in closet, a bonus room, bedrooms 2 / 3, and a full main bathroom. The garage is 24 x 22 and finished. The backyard is fenced, there is a deck with a gasline for bbq, and landscaped. Close to golf course, walking trails, access to the atv trails, water feature, paved walking trails, parks and more! Book your showing today!!!