



GRASSROOTS
REALTY GROUP

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8817 60 Avenue
Grande Prairie, Alberta

MLS # A2319404



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, See Remarks, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water		

Inclusions: SHED, 2 GARAGE ENTRY CODE BOXES, AC

AMAZING LOCATION IN SOUTHWYND ESTATES, Fully developed home with quality building materials. This bungalow offers 4 bedrooms and 3 bathrooms, lots of windows for natural light! All walls are insulated with rockwool insulation, outside and inside walls for amazing sound proofing. ALL tile flooring in this home are heated .New Ac installed this year, new furnace in 2020. All appliances new in 2021, new hot water on demand. Dricore subfloor in basement. You enter the the home into a large inviting entry, that leads into bright kitchen, dining area and living room. The kitchen has lots of Quartz countertops, cabinets and a pantry with the laundry room on the main floor off kitchen. There is a second bedroomoffice on the main floor. Master suite has a walk in closet, 5 piece ensuite with 2 sinks, soaker tub and stand up shower. The basement is fully developed with 2 bedrooms, one bedroom is extra large-great for teenagers! Internet access in every room. Extra large family theatre room with snap clip ceiling, hidden room behind shelves that would make fun play room, utility room, and bathroom. Behind the property are large evergreen trees, great for privacy, a deck off dining area where you can BBQ or sit and enjoy the feeling of living outside the city. The heated garage is single length on one side and double length on the other side. The garage door openers are Liftmaster side openers so you don't lose space by having them installed on ceiling. Maybe you want to see for yourself!! Contact your favorite to have a look!!