



8818 65 Avenue
Grande Prairie, Alberta

MLS # A2319802



\$389,900

Division:	Countryside South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,550 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: All light fixtures, all window coverings., attached shelving, shed

Welcome home to this freshly painted, fully developed 4-level split nestled in the heart of sought-after Countryside South. Offering a fantastic layout, spacious living areas, and a private backyard retreat, this home is perfectly suited for growing families or anyone looking for room to spread out. The bright and inviting main level is filled with natural light and features an open-concept design that seamlessly connects the living room, dining area, and kitchen. The kitchen offers an abundance of cabinetry and countertop space, making meal preparation and entertaining a breeze, while the open sightlines allow you to stay connected with family and guests throughout the home. Upstairs you'll find three comfortable bedrooms along with a convenient Jack-and-Jill style bathroom that provides both functionality and privacy for busy households. The third level offers one of the home's standout features, a walkout directly to the backyard. This welcoming space creates the perfect transition between indoor and outdoor living and provides easy access to the large yard. Mature trees offer natural privacy, while the shed provides additional storage for tools, toys, and seasonal items. The fully developed basement adds even more versatility with an additional bedroom, bathroom with in floor heat, laundry area, and storage space to keep everything organized. Located in a family-friendly neighbourhood close to parks, walking trails, schools, shopping, and everyday amenities, this well-maintained home offers the space, layout, and location you've been searching for. Move in and start making memories!