



GRASSROOTS
REALTY GROUP

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8902 60A Avenue
Grande Prairie, Alberta

MLS # A2328188



\$419,900

Division:	Countryside South		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions: window coverings, garage heater

Outstanding curb appeal and a great location! Situated on a quiet, low-traffic street in Countryside South, this beautifully maintained two-storey home is sure to impress from the moment you arrive. Relax on the gorgeous front veranda or unwind on the large ground level patio in the private, treed backyard that offers exceptional privacy and a peaceful setting. Inside, you'll appreciate the spacious layout featuring 9-foot ceilings, a welcoming living room with a cozy fireplace, convenient main floor laundry, and central air conditioning for year-round comfort. Upstairs offers three generously sized bedrooms, while the home features four bathrooms to accommodate the entire family. Outside, you'll find a heated detached double garage, paved back alley access, and a corner lot with plenty of room to park a large RV—an uncommon and highly desirable feature. If you've been looking for a family home with outstanding curb appeal, privacy, and an excellent location, this one deserves a spot at the top of your list!