



GRASSROOTS
REALTY GROUP

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8833 67 Avenue
Grande Prairie, Alberta

MLS # A2332092



\$399,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	880 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Quartz Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2

Welcome to Countryside South! This beautifully updated bi-level offers the perfect blend of style, function, and flexibility. With thoughtful updates throughout and a versatile lower level, this home is ideal for families, first-time buyers, or those looking for additional living space or future income potential. The heart of the home is the stunning renovated kitchen, featuring waterfall quartz countertops, sleek new appliances, and gorgeous LED under-cabinet lighting that adds both warmth and functionality. Large windows flood the main floor with natural light, creating a bright and welcoming atmosphere. The upper level offers 2 spacious bedrooms and a beautifully updated full bathroom with conveniently located laundry, making everyday living effortless. Step outside to a generous backyard featuring a spacious deck with a beautiful pergola, creating the perfect setting for summer BBQs or relaxing with your morning coffee. Storage beneath the deck and an included storage shed provide plenty of room for seasonal items and tools. Rear alley access offers parking for up to three vehicles, and ample space to build a garage, while additional street parking provides extra convenience for guests. The lower level is set up as a non-conforming (illegal) suite, offering incredible flexibility for extended family, guests, or potential rental income. Complete with a spacious living room, functional kitchen, oversized bedroom with its own laundry, 4pc bathroom and separate access from either the ground-level basement entrance or through a door in the main entryway, it's a layout designed with versatility in mind. Located in the highly sought-after community of Countryside South, you'll enjoy scenic walking trails, parks, playgrounds, schools, and shopping just minutes from your doorstep. Whether you're looking for a move-in ready home with stylish updates or a property

with room to grow, this one checks all the boxes.