



**GRASSROOTS**  
REALTY GROUP

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8601 60A Avenue  
Grande Prairie, Alberta

MLS # A2335893

**\$595,900**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Summerside             |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 2,034 sq.ft.           | Age:   | 2007 (19 yrs old) |
| Beds:     | 4                      | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.18 Acre              |        |                   |
| Lot Feat: | See Remarks            |        |                   |



|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile  | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Full                    | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding     | Zoning:    | RS |
| Foundation: | Poured Concrete         | Utilities: | -  |
| Features:   | See Remarks             |            |    |

**Inclusions:** ALL EXISTING WINDOW COVERINGS (AS VIEWED)

Welcome to this beautifully maintained home in Summerside—offering modern updates, a functional layout, and a location that truly enhances everyday living. Situated on a quiet street, steps from parks and walking trails, this property delivers comfort, convenience, and value for today's buyer. Inside, you'll find a bright, open main floor with large windows and a welcoming atmosphere perfect for families. The kitchen features ample cabinetry, great counter space, and a seamless flow to the dining area and deck—ideal for entertaining or enjoying summer evenings. In addition, the 'flex' area is perfect for a designated formal dining area! Upstairs offers a bonus area: two well-sized bedrooms, a full bathroom, and a beautiful primary bedroom with a large ensuite, including Jack and Jill sinks/vanities and a jetted tub. The lower level includes an additional bedroom, a second incredible bathroom with a spa-like shower, and a cozy family room with a bar area. The layout provides flexibility for guests, teens, or a home office. Outside, the HUGE, fully fenced yard with deck and PATIO/FIRE AREA (BACKING ONTO GREENSPACE) is landscaped and ready for pets, play, or gardening. A spacious driveway provides plenty of parking, and the neighbourhood is known for its family-friendly community. UPGRADES INCLUDE: APPLIANCES, SHINGLES, HWT AND 2 SUMP PUMPS. This home is move-in ready, thoughtfully cared for, and priced to attract attention. Fantastic opportunity in one of Grande Prairie's most popular areas.