

8914 67 Avenue
Grande Prairie, Alberta
MLS # A2237407

\$389,900

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| Division: | Countryside South | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,516 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | City Lot, Front Yard, Landscaped, Lawn, No Neighbours Behind | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: Existing Blinds, 2 x Shed, TV Mount, Gazebo

Step into this meticulously finished 4 level split located on a spacious street in Countryside South with no rear neighbours. Where style, functionality, and space unite to create an exceptional family home. Spanning over 1,500+ sq.ft of beautifully developed living space, this residence boasts 3 generous bedrooms and 3 full bathrooms, each thoughtfully designed for comfort and flow. The main level welcomes you with soaring ceilings, sun drenched windows, and a modern color palette that sets a warm and inviting tone throughout. The super functional kitchen features rich maple cabinetry, SMART stainless steel appliances, a corner pantry, and ample counter space. Perfectly complemented by the bright dining nook ideal for family meals or entertaining. Upstairs, you'll find a spacious primary suite with a walk-in closet and private ensuite, as well as one large secondary bedroom and a stylish main bath. The third level impresses with a massive family room bathed in natural light, complete with walkout access to a humongous deck with natural gas hook up for barbecue plus a CEDAR GAZEBO, 2 sheds, fully fenced and landscaped backyard with no rear neighbors, offering privacy and serenity. Downstairs, the fourth level is smartly finished with a huge 3rd bedroom with a walk-in closet, a well appointed full bathroom, and a functional laundry area. Additional highlights include a generous front entry, RV parking and a backyard built for memories. This home has been lovingly maintained, including newer shingles and hot water tank. It is truly move in ready, showing immaculately from top to bottom. A rare opportunity in this price range, book your private tour today and prepare to be impressed!