



DJ Golden
REAL ESTATE

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8921 60A Avenue
Grande Prairie, Alberta

MLS # A2239080



\$379,900

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|------------------|--|---------------|-------------------|
| Division: | Countryside South | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,573 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | None, On Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Mid Efficiency, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Crown Molding, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Fridge stove, dishwasher, microwave, washer dryer, curtain rods, shed

Tucked away at the back of a peaceful neighborhood and embraced by mature trees, this charming stand-alone home offers both privacy and connection to nature. Just steps from a local park and backing onto scenic walking trails, it's the perfect retreat for family life. This 4-bedroom, 2 full bath, and 2 half bath home (including a partially finished basement bathroom) is move-in ready and waiting for its next chapter. From the moment you arrive, the quiet corner lot offers curb appeal and generous street parking. Inside, you'll find brand-new vinyl flooring welcoming you into the home. As you grasp the elegant banister and gaze up the staircase, you're drawn into a space that feels both charming and inviting. The main floor living area opens to the kitchen and dining room, featuring a cozy wood-burning fireplace — ideal for winter nights and energy savings. As well as a generous office/ flex space left of the entry. Upstairs, a beautifully curved staircase leads to a Jack and Jill bathroom connecting two well-sized bedrooms, while the spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. From the primary suite, enjoy views of the fully fenced backyard, which features a brick pinwheel courtyard, raised garden beds, a deck, and a storage shed — plus space to build a future garage if desired. Every corner of this home tells a story of comfort, warmth, and possibility. Don't miss out — book your showing at 8921 60A Avenue today!