

**8914 67 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2237407**



**\$389,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!