

8932 65 Avenue  
Grande Prairie, Alberta

MLS # A2251575

**\$429,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x2, Stove x2, Dishwasher, washer, dryer.

This amazing home is a must-see! Offering a total of 6 bedrooms without sacrificing space, it's the perfect fit for a growing family or anyone needing room to spread out. The spacious bi-level entry welcomes you with an open boot closet and direct access to the double attached garage. Upstairs, you'll find an inviting living room with a large south-facing window that fills the space with natural light. The kitchen provides ample counter space, storage, a pantry, opening into the bright dining area with access to the back deck—perfect for relaxing in the privacy of the treed yard. Down the hall are 2 spare bedrooms, the main bathroom, and the primary suite featuring a walk-in closet and 3-piece ensuite. The lower level doubles as a versatile basement suite with its own living area, kitchen potential, 3 more spacious bedrooms, and a full bathroom/laundry combo. Whether you use it as a rental suite, in-law suite, or extra family space, the options are endless. Recent updates include shingles, hot water heater, a rebuilt furnace. The property sits on a peaceful cul-de-sac near a children's park. The fully fenced yard offers powered under-deck storage, backs onto an easement, and includes a gravelled side lane ideal for RV parking.