

**8730 64 Avenue
Grande Prairie, Alberta**

MLS # A2146764



\$424,900

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|------------------|---|---------------|-------------------|
| Division: | Summerside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,134 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot, Cleared, Corner Lot | | |

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Heater.

10K PRICE REDUCTION, SELLERS ARE MOTIVATED TO SELL!!! Looking for the perfect family home? Your search ends here! Welcome to this stunning, fully developed 4-bedroom, 3.5-bathroom home located in Summerside. With a spacious 2,134 sqft of living space, this two-storey gem is tailor-made for family living. Upon entering, you'll be welcomed by a generous entryway leading to an open office/den, perfect for working from home or creating a quiet study area. Conveniently positioned at the front of the home are a half bathroom, laundry room, and easy access to the heated garage. The open-concept main floor features a beautiful living room with a built-in gas fireplace, surrounded by windows and a feature ledge that fills the space with natural light. The kitchen has light wood cabinetry, ample cupboard and counter space, laminate countertops, an island with an eating bar, a corner pantry, and stainless steel appliances. The adjoining dining area opens to a massive deck and a fully fenced backyard, perfect for family barbecues and letting the kids play safely. The main floor is thoughtfully designed with built-in nooks, pillars, and open walls, creating an airy and inviting atmosphere. Upstairs, a spacious bonus room awaits, ideal for family movie nights or a kids' play area. The highlight of the upper level is the expansive primary bedroom above the garage, featuring a luxurious 4-piece ensuite with a jetted tub, separate shower, built-in vanity, and a walk-in closet. Three additional generously sized bedrooms and a full bathroom complete this level. The fully finished basement offers even more living space, with a 3-piece bathroom and two large family/rec rooms, perfect for entertaining or creating a dedicated play area for the kids. This home is move-in ready, complete with a fully fenced and landscaped backyard. Spend your summer evenings

relaxing on the deck while watching the kids play in the spacious yard. The heated garage ensures your vehicles are warm and ready to go during the colder months. Don't miss this incredible opportunity to own a beautiful family home in Summerside. Schedule your showing today and make this dream home yours!