

**8625 62 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2177439**



**\$464,999**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<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>	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Dishwasher, Electric Stove, Microwave Hoodfan located in the basement suite

Located on a quiet corner lot of peaceful Summerside, this charming home features a welcoming tiled entrance, an open-concept main floor with new premium vinyl planks installed all through out the two bedrooms up to the spacious master's bedroom which has his and hers sinks and a walk-in closet. The fully finished walk out basement reveals a thoughtfully designed non-conforming, carpet-free suite with one spacious bedroom, full bath, a newer washer/dry and a new electric stove which is on its way for delivery (please note the new electric stove was not installed yet when the photos were taken). This home also comes with a heated garage and an A/C to keep the home cooler during the hot summer days.