

8844 67 Avenue
Grande Prairie, Alberta

MLS # A2189277



\$314,900

Division:	Countryside South		
Type:	Residential/House		
Style:	Bi-Level		
Size:	880 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Charming Bi-Level with RV Parking & No Rear Neighbours ‐ Priced to Move! Discover the perfect blend of comfort and convenience in this well-cared-for bi-level just minutes from Southside amenities. As you arrive, the spacious RV parking with a wide-access gate immediately stands out‐perfect for your recreational vehicles or additional storage needs. Step inside to an inviting, open-concept living space highlighted by vaulted ceilings and an abundance of natural light. The bright kitchen features an expansive eat-up bar, updated stainless steel appliances, and a formal dining area with easy access to the deck‐ideal for hosting friends and family. Warm hardwood floors lead you through the main level, featuring a generous primary bedroom with large windows, a second well-sized bedroom, and a stylish 4-piece bathroom. The fully developed lower level will impress with its 9-foot ceilings, a sprawling family room, a versatile flex space, a spacious additional bedroom, and a convenient combined laundry/washroom. Outside, enjoy the privacy of no rear neighbours in a large backyard with plenty of room to relax, garden, or entertain. A spacious deck completes this fantastic outdoor space. This home offers unbeatable value and is move-in ready! Don’t miss the chance to make it yours‐book your viewing today!