

# **\$369,900 - 8805 67 Avenue, Grande Prairie**

MLS® #A2211439

## **\$369,900**

3 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.09 Acres

Countryside South., Grande Prairie, Alberta

Welcome to this beautifully designed bi-level home that offers the perfect combination of modern living and income generating potential. With separate entrances for both the main and the basement suite, this home is ideal for families, investors, or those seeking multi-generational living solutions. The main level boasts a 2 bedroom, 1 bath bright and open layout, and has a well appointed kitchen. With ample cupboard space, a pantry, and spacious island, you will have plenty of storage space. Stainless steel appliances also make the kitchen both functional and modern. A rear entrance leads to a spacious deck, giving you easy access to your barbeque, or simply enjoying the outdoors. The main bedroom is generously sized with a walk in closet. Enjoy your own washer and dryer for daily convenience. Downstairs features a separate 1 bedroom, 1 bath suite with its own washer and dryer as well. A stylish, modern kitchen with an island and open layout offers plenty of space and natural light! There is also a second entrance leading to the backyard. Outside, enjoy a fenced backyard, and a deck to sit and relax! A small storage shed and a parking pad with easy access to the back alley add convenience. This property is thoughtfully designed for functionality, privacy, and comfort. Call today for a viewing!

Built in 2006

## **Essential Information**



MLS® #	A2211439
Price	\$369,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	8805 67 Avenue
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2X9

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Parking Pad, Gravel Driveway, On Street, Side By Side

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 13th, 2025
Days on Market	22
Zoning	RS

### Listing Details

Listing Office	Royal LePage P.V.R. Realty
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