

**8725 63 Avenue
Grande Prairie, Alberta**

MLS # A2234066



\$479,900

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,598 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to your next home in the Summerside neighbourhood! This spacious 4-bedroom, 3.5-bathroom two-storey home is full of thoughtful features, starting with A/C for summer comfort and a heated garage for those chilly mornings. The main floor offers a welcoming layout with lots of natural light, updated kitchen appliances, a convenient half-bath, and main floor laundry. Upstairs, you'll find an oversized primary suite with a walk-in closet and private ensuite, along with two more generously sized bedrooms and a full bathroom. Downstairs, the walk-out basement is the ultimate retreat—featuring a large rec area warmed by a cozy wood stove, a fourth bedroom, and a full bathroom. Step outside and discover a serene, tree-lined large yard that feels like your own private escape. Under the deck, the hot tub area is already plumbed and ready for future relaxation. Just two doors down is a playground—perfect for families—and the peaceful surroundings make this home a true hidden gem. Don't miss your chance to live in one of the most peaceful neighbourhoods of Grande Prairie!