

**8702 64 Avenue
Grande Prairie, Alberta**

MLS # A2257902



\$459,900

Division:	Summerside		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,946 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings, GDO + control(s)

Welcome to your new home in Summerside! This beautiful property sits on a desirable corner lot with a fully fenced yard and a newly built deck, perfect for enjoying the outdoors and those long summer nights. Located close to walking paths, a peaceful pond, and just minutes from Cobblestone Shopping Centre and the upcoming new shopping strip (Resources), this home offers both tranquility and convenience. Inside, the main floor boasts large windows, vaulted ceilings, and a cozy fireplace that fills the space with natural light and warmth. The kitchen features rich brown tones, a pantry, a spacious island, and a bright dining area, along with the added convenience of main floor laundry and a half bathroom. There is a large, bright home office with beautiful French doors for all those who work from home or just need a space of their own. Upstairs, you'll find two bedrooms, a full bathroom, and a stunning primary suite with a walk-in closet located within the ensuite. The luxurious 5-piece ensuite includes his and her sinks, a jacuzzi tub, and a stand-up shower. The basement is undeveloped and ready for your creative design. This home is the perfect blend of comfort, style, and location. There have been multiple upgrades including new furnace (2023), roof (2025), fresh sod laid (Oct 2025), over half the home has new triple pane windows and MORE!!! List available. Call your favorite agent today & book your viewing!