

# **\$350,000 - 8812 67 Avenue, Grande Prairie**

MLS® #A2215462

## **\$350,000**

4 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.09 Acres

Countryside South., Grande Prairie, Alberta

This over 1,000 square foot, no carpet, bi-level has 4 bedrooms and 2 bathrooms and is in search of new owners! Plenty of great features including an open & bright layout, vaulted ceilings, corner pantry in kitchen, and main floor finished laundry room by the bedrooms. Full bathroom, 3 bedrooms including primary with walk-in closet, completes the upper level. Downstairs has massive family room, bedroom, nice bathroom, coat closets, and utility room. Front entry gives you the option to go up or downstairs but there is also a back entry just to the lower level. Great arrangement if you have a renter or roommate situation and prefer private entrances. East side deck off large dining area will allow you to sip your morning coffee or blackberry yuzu and watch the sunrise. Only thing left to do in the home is to put some ceiling finishing in downstairs. Paved parking pad out front is so much nicer than gravel plus there is street parking in front. Playgrounds & parks are in the subdivision as well as the Eastlink Centre, off leash dog park, Grande Prairie Golf & Country Club, 3 schools, Evergreen Park, convenience stores & gas station, all a 5 minute drive or less away. \*\*\*Please note: Photos & 3D Tour from when unit was vacant. Currently tenant occupied. 24 hours notice required for showings. Lease ends June 30th, 2025, rent is \$1,850 & tenant is responsible for utilities.\*\*\* Contact a REALTOR® today for more details or to view!



Built in 2006

### Essential Information

MLS® #	A2215462
Price	\$350,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8812 67 Avenue
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2X9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	27
Zoning	RS

**Listing Details**

Listing Office	Royal LePage - The Realty Group
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