

# **\$354,900 - 8822 62 Avenue, Grande Prairie**

MLS® #A2207269

**\$354,900**

5 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.11 Acres

Countryside South., Grande Prairie, Alberta

This 5 bedroom 2 bath, cozy bi-level is perfect for families as well as an investment property. A beautiful feature wall welcomes you as you walk through the door where you'll find a nice sized closet and bright windows. Upstairs you will find a comfortable living room complimented by dark wood flooring which transitions to vinyl plank flowing into the kitchen and dining room. The dining room provides an intimate feel with space to accommodate a nice sized table and buffet, with high ceilings as well as access to the deck through doors that were just replaced just a year ago. The well laid out kitchen features durable quartz countertops enough space to fulfill all your culinary needs. The main floor includes 2 nice sized bedrooms, a full four-piece bath, which also includes a walkthrough entry to the primary bedroom. Going downstairs takes you to a large family room, two more bedrooms, a den as well as the utility room. Another four-piece bath awaits with access to one of the bedrooms. Vinyl flooring throughout the basement for a seamless feel and durability. The well spaced backyard is fully fenced, has a large shed and doghouse and is accessed from the deck or gate beside the house. Call your favorite REALTOR for a private showing today!

Built in 2005

## **Essential Information**



MLS® #	A2207269
Price	\$354,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	8822 62 Avenue
Subdivision	Countryside South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 2X2

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	No Smoking Home, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	9
Zoning	RS

## Listing Details

Listing Office	Royal LePage - The Realty Group
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