

8713 65 Avenue  
Grande Prairie, Alberta

MLS # A2221971



\$444,500

Division:	Summerside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,770 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		
	Water:	-	
	Sewer:	-	
	Condo Fee:	-	
	LLD:	-	
	Zoning:	RS	
	Utilities:	-	

Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Tile		
Roof:	Asphalt Shingle		
Basement:	Full, Partially Finished		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Sump Pump(s)		
Inclusions:	Gazebo		

Welcome to the "Gallop Lookout"\*\*\*Horses directly across the street\*\*\*Very quiet street\*\*\*Upgrades 2025: New Garage Door, 2024: New Shingles, 50 gallon HWT, Dishwasher, Washer/Dryer\*\*\*South facing deck, easement on two sides, no windows on the neighbour's side\*\*\*Laundry on main floor\*\*\*Bonus common area upstairs with six windows and view of the horses\*\*\*Ceiling fan in each bedroom upstairs\*\*\*Five piece Ensuite with jetted tub\*\*\*Gas Fireplace with a variable speed fan\*\*\*Central Vac\*\*\*Excellent tenant with a fixed term lease until Dec 31, 2025 paying \$2,450 (does not include utilities, tenant pays them)\*\*\*Possession immediate: just take over the lease