

8862 60 Avenue  
Grande Prairie, Alberta

MLS # A2290801



## \$659,900

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

**Inclusions:** Garage Heater

Elegant home that is like no other in Grande Prairie, that boasts modern and cozy vibes like never seen before! This fully developed home is situated in the quiet & newest phase of Summerside which is surrounded by prestige only homes. As you enter this home you will admire the brightness this home boasts with huge ceilings and numerous windows beaming natural light in the living room. Main floor consists of the open concept floor plan everyone adores between the kitchen, dining, and living room. Living room is complimented by gas fire place with stunning feature wall. Kitchen hosts quartz counter tops with ample cabinet space and a butler pantry. Laundry room is located on main floor with a sink and a half bath leading into the fully finished heated double car garage. Upstairs is made up of the luxurious master bedroom with walk in closet and 5 piece en-suite, 2 more bedrooms, and another full bathroom with tiled shower. Let's make our way down to the finished basement where you will find a large family or potential theatre room, bedroom, storage/utility room, and full bathroom with tiled shower. This home has fully fenced yard with no neighbor currently to the east. Exposed aggregate driveway with combination of hardy board and stucco on the exterior this home will be sure to please.\*\*\*Photos From When Vacant - All Appliances, Garage Heater, Landscaping, And Fencing Completed\*\*\*