

8921 60A Avenue  
Grande Prairie, Alberta

MLS # A2239080



**\$379,900**

<b>Division:</b>	Countryside South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,573 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Mid Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge stove, dishwasher, microwave, washer dryer, curtain rods, shed

AVAILABLE FOR IMMEDIATE POSSESSION! Tucked away at the back of a peaceful neighborhood and embraced by mature trees, this charming stand-alone home offers both privacy and connection to nature. Just steps from a local park and backing onto scenic walking trails, it's the perfect retreat for family life. This 4-bedroom, 2 full bath, and 2 half bath home (including a partially finished basement bathroom) is move-in ready and waiting for its next chapter. From the moment you arrive, the quiet corner lot offers curb appeal and generous street parking. Inside, you'll find brand-new vinyl flooring welcoming you into the home. As you grasp the elegant banister and gaze up the staircase, you're drawn into a space that feels both charming and inviting. The main floor living area opens to the kitchen and dining room, featuring a cozy wood-burning fireplace &mdash; ideal for winter nights and energy savings. As well as a generous office/ flex space left of the entry. Upstairs, a beautifully curved staircase leads to a Jack and Jill bathroom connecting two well-sized bedrooms, while the spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. From the primary suite, enjoy views of the fully fenced backyard, which features a brick pinwheel courtyard, raised garden beds, a deck, and a storage shed &mdash; plus space to build a future garage if desired. Every corner of this home tells a story of comfort, warmth, and possibility. Don't miss out &mdash; book your showing at 8921 60A Avenue today!