

# \$479,900 - 8725 63 Avenue, Grande Prairie

MLS® #A2234066

**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,598 sqft

Residential on 0.01 Acres

Summerside., Grande Prairie, Alberta

Welcome to your next home in the Summerside neighbourhood! This spacious 4-bedroom, 3.5-bathroom two-storey home is full of thoughtful features, starting with A/C for summer comfort and a heated garage for those chilly mornings.

The main floor offers a welcoming layout with lots of natural light, updated kitchen appliances, a convenient half-bath, and main floor laundry.

Upstairs, youâ€™ll find an oversized primary suite with a walk-in closet and private ensuite, along with two more generously sized bedrooms and a full bathroom.

Downstairs, the walk-out basement is the ultimate retreatâ€”featuring a large rec area warmed by a cozy wood stove, a fourth bedroom, and a full bathroom.

Step outside and discover a serene, tree-lined large yard that feels like your own private escape. Under the deck, the hot tub area is already plumbed and ready for future relaxation.

Just two doors down is a playgroundâ€”perfect for familiesâ€”and the peaceful surroundings make this home a true hidden gem.

Donâ€™t miss your chance to live in one of the most peaceful neighbourhoods of Grande



Prairie!

Built in 2006

### Essential Information

MLS® #	A2234066
Price	\$479,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,598
Acres	0.01
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8725 63 Avenue
Subdivision	Summerside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0A5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Zoning	RS

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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