

# \$450,000 - 8713 65 Avenue, Grande Prairie

MLS® #A2221971

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,770 sqft

Residential on 0.10 Acres

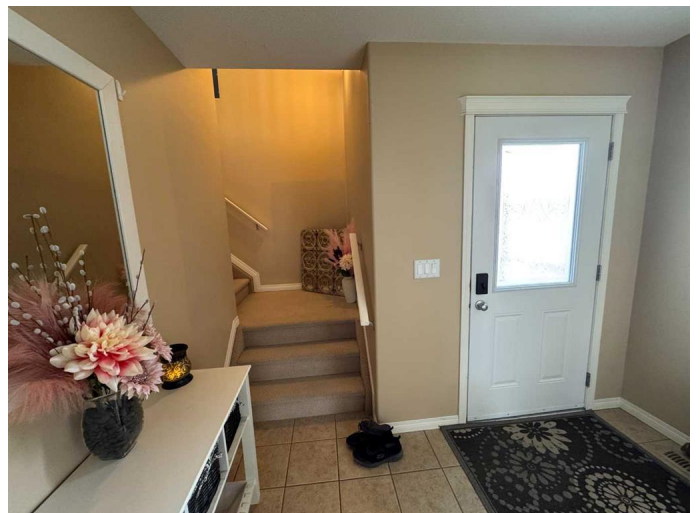
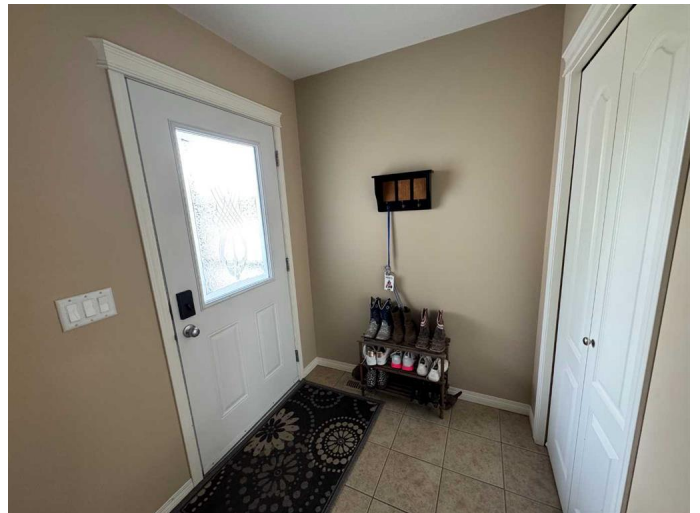
Summerside., Grande Prairie, Alberta

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

Built in 2006

## Essential Information

MLS® #	A2221971
Price	\$450,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,770
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	8713 65 Avenue
Subdivision	Summerside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W0A6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Lighting
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	4

Zoning

RS

Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.