

# \$444,500 - 8713 65 Avenue, Grande Prairie

MLS® #A2221971

**\$444,500**

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 Aug 1, 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	\$444,500
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	34

Zoning

RS

Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

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