

**8713 65 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2221971**



**\$444,500**

<b>Division:</b>	Summerside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,770 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Sump Pump(s)		
<b>Inclusions:</b>	Gazebo		

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