

# \$379,900 - 8921 60a Avenue, Grande Prairie

MLS® #A2239080

**\$379,900**

4 Bedroom, 4.00 Bathroom, 1,573 sqft

Residential on 0.10 Acres

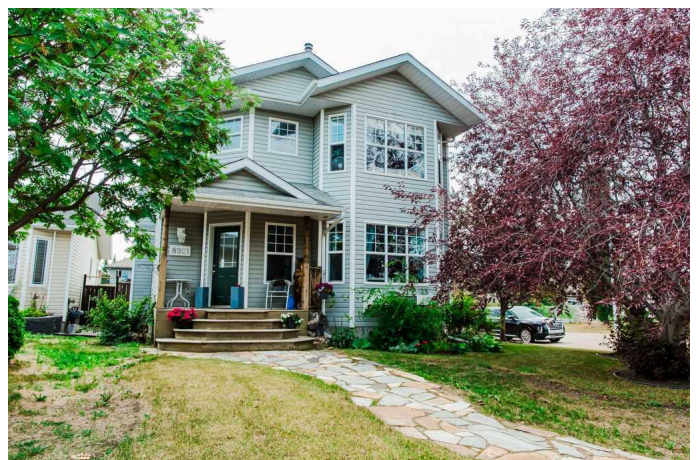
Countryside South., Grande Prairie, Alberta

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 â€” 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 – 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 – book your showing at 8921 60A Avenue today!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239080    |
| Price          | \$379,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,573       |
| Acres          | 0.10        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 8921 60a Avenue    |
| Subdivision | Countryside South. |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W 2P3            |

**Amenities**

|                |                 |
|----------------|-----------------|
| Parking Spaces | 4               |
| Parking        | None, On Street |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                      |
| Heating           | Natural Gas, Mid Efficiency                                                                      |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Living Room, Wood Burning, EPA Qualified Fireplace, Free Standing                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Courtyard, Private Yard                                      |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 15              |
| Zoning         | RS              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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