

**8829 69 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2306005**



**\$395,000**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,410 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, No		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Sump Pump(s), Vinyl Windows, Wired for Sound

**Inclusions:** Fridge, stove, dishwasher, washer, OTR microwave, window blinds, fixtures, garden boxes, shed and pergola.

Welcome to this beautifully updated 1,410 sq ft home, perfectly situated in a quiet, sought-after, family-friendly neighbourhood—just a short walk down the street to the local park. Offering 3 bedrooms and 2 full bathrooms, this property blends comfort, style, and functionality in all the right ways. Step inside and you’ll immediately notice the care and attention poured into this home. It has been extensively upgraded and immaculately maintained, featuring wide plank flooring, fresh paint, and a refreshed kitchen complete with new countertops, sink, faucet, hardware, and updated appliances. Thoughtful touches like new lighting, modern switches and cover plates, custom feature walls, and built-in shelving add both character and convenience throughout. The main living area offers an inviting open layout—ideal for everyday living or entertaining. Upstairs, you’ll find three well-sized bedrooms, making it a perfect fit for a growing family, a couple, or even a single homeowner looking for extra space. The third-level walkout is a standout feature—a cozy, versatile space perfect for movie nights or hosting guests, complete with surround sound. Down on the fourth level, you’ll find a functional laundry area with front-loading machines, ample storage, full bathroom, a utility room, and even the potential to create a fourth bedroom if desired. Step outside to your own private retreat. The fully fenced, landscaped backyard is south-facing, offering plenty of sunshine and space to relax, entertain, or enjoy summer BBQs. With a shed, garden boxes, raspberries, parking pad, and room for a trailer, this outdoor space is as practical as it is inviting. This is more than just a house—it’s a place to truly feel at home. MORE PHOTOS WILL ARRIVE THIS EVENING!