

8809 69 Avenue
Grande Prairie, Alberta

MLS # A2334853



\$474,000

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,533 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, All window coverings

Welcome to this beautifully maintained, fully developed 2-storey home situated on a quiet, low-traffic street directly across from a children's park in Countryside North! Offering 4 bedrooms, 3.5 bathrooms and 1,533 sq. ft. across the main two levels, plus a fully developed basement, this home provides plenty of space for the whole family. The main floor features a spacious front entry and a warm, inviting kitchen complete with freshly painted cabinetry, tile backsplash, an island and plenty of counter space. The stove, fridge and dishwasher have also been replaced, adding to the kitchen's appeal and functionality. The adjoining dining area flows into the comfortable living room, where a gas fireplace creates a cozy focal point. Laminate flooring throughout the main level, a convenient half bath and main-floor laundry complete this space. Upstairs, you'll find the spacious primary bedroom with its own ensuite featuring a stylish barn door, along with two additional bedrooms and a full bathroom. The fully developed basement adds even more living space with a family room, fourth bedroom and another full bathroom featuring a double tiled shower. Outside, enjoy the large south-facing backyard, fully fenced and landscaped with mature trees and a spacious deck perfect for relaxing or entertaining. A 22' x 24' double attached heated garage completes this fantastic property. With a family-friendly location across from the park and plenty of indoor and outdoor space to enjoy, this Countryside North home is a must-see!