HOME TEAM

8909 72 Avenue
Grande Prairie, Alberta

MLS # A2238499
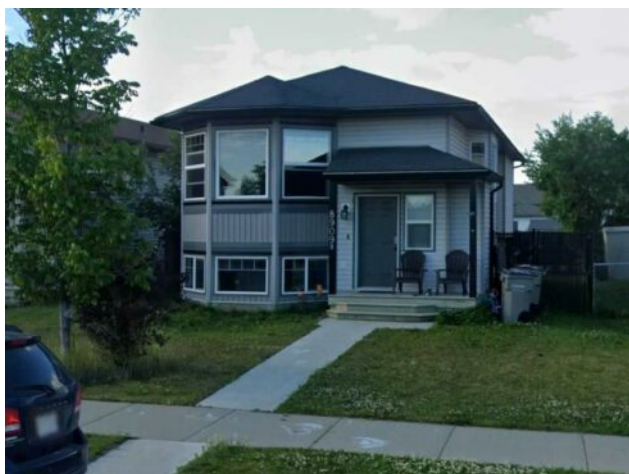
$349,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,039 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	5	**Baths:**	3
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

Inclusions: 2 Fridges, 2 Stoves, 2 Washers / Dryers,

1,039 square foot bi level in Countryside North with a non conforming suite in the basement. Great investment property. Children's playground close to home. Upstairs - 3 bedrooms and ensuite, full bathroom, kitchen and living room open to each other. Washer and dryer at base of stairs. Basement has a suite with kitchen, full bathroom, living room area, laundry / utility room and 2 bedrooms. Separate entrance from the back of home to the basement suite. Fenced yard. Upstairs Rent is $1,650.00 per month and basement is $1,300.00 per month and the Landlord pays the utilities. Renters have said they would like to stay.