

8829 70 Avenue  
Grande Prairie, Alberta

MLS # A2279543



## \$350,000

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,503 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	-
<b>Features:</b>	Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** fridge, stove, washer, dryer, dishwasher, window coverings, shed

Popular 4-level split plan featuring a third-level walkout. This well-designed home offers three bedrooms on the upper level, including a spacious primary bedroom with double walk-through closet to the main 4-piece bathroom. The main floor features an open-concept layout with kitchen, living, and dining areas—ideal for everyday living. The kitchen is equipped with stainless steel appliances, including a gas stove, and a pantry. The third level offers a large family room, a second 4-piece bathroom, and walkout access to the backyard. The lower level includes an additional bedroom, laundry, and ample storage space. Fully fenced south facing backyard complete with a concrete patio, a storage shed and 2 car gravel parking pad. Located close to parks and playgrounds, making this an excellent family-friendly location. Call today!