

**8829 70 Avenue
Grande Prairie, Alberta****MLS # A2279543****\$350,000**

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

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