

**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!