



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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8846 69 Avenue
Grande Prairie, Alberta

MLS # A2125702



\$259,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	window coverings		

AFFORDABLE DETACHED HOUSE! Located in Countryside North, close to the playground you will find this 1451 sq ft, 4 level split home. This home was built in 2007 so it has a modern layout and modern construction. The main floor consists of an open concept kitchen, dining & living room; corner pantry in the kitchen. The upper level has 3 bedrooms, with the primary bedroom connected to the main bath. Dual closets in the primary bedroom. The 3rd level is set up as a spacious family room, with access to the backyard. The 4th level (the basement) is where you will find the laundry, a bathroom with shower and tons of storage space. The backyard is fenced. Parking pad behind the house is off the the rear alley. This layout is extremely desirable for investors to suite the basement. This home has lots of potential for the buyer who wants to put the energy into it.