



GRASSROOTS
REALTY GROUP

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8801 70 Avenue
Grande Prairie, Alberta

MLS # A2255367



\$479,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,451 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Dog Run Fer		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Walk-In Closet(s)		

Inclusions: Garage door openers

Welcome to 8801 70 Avenue, a warm and inviting modified bi-level in family-friendly Countryside North. Ideally set on a quiet corner lot, this property backs onto a green space and children's park, offering privacy, extra space, and an open view that feels rare in city living. Inside, the tiled entry leads into a bright and welcoming main floor with vaulted ceilings, modern flooring, and plenty of natural light. The living room features a large picture window and a cozy gas fireplace, while the kitchen offers stainless steel appliances, a corner pantry, abundant cabinetry, and a peninsula with bar seating. The dining area flows out to a covered upper deck — a cozy, sheltered space that functions like an outdoor living room, perfect for morning coffee or evenings around the fire table. The layout is designed with families in mind. The upper level is dedicated to the primary suite with a spacious bedroom, walk-in closet, and full ensuite bath. Two additional bedrooms and a full bath sit on the main floor, well-suited for children, guests, or a home office. Downstairs, the fully finished basement adds two more bedrooms, a full bath, and a bright family room with big windows that bring in natural light. There's room for a home gym, kids' play space, or a media area. Practical touches include a dedicated laundry area with upgraded washer and dryer, a high-efficiency hot water system, and generous storage. The heated double garage is a standout — complete with a floor drain, shelving, and workbench space, it's perfect for projects or keeping vehicles warm during winter. Outside, the fenced yard is private and functional with mature trees, a lower patio for entertaining, and direct access to the park through a back gate. There's space for kids to play, pets to roam, or friends to gather. Countryside North is known for quiet streets, nearby

schools, shopping, and walking trails - Family friendly With five bedrooms, three bathrooms, a finished basement, a heated garage, and a covered deck that extends your living space outdoors, this home blends comfort, function, and location beautifully.