



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8867 75 Avenue
Grande Prairie, Alberta

MLS # A2286760



\$419,000

Division:	Countryside North		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,533 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: 2 fridge, 2 stove, 2 dishwasher, 2 Otr microwaves, 2 washer/dryer

Welcome to Countryside North! This up/down detached home is perfectly located right next to Mother Teresa School, making it an ideal option for families, investors, or anyone looking for a flexible living setup. The property features two fully self-contained suites. The upper level offers 2 bedrooms and 2 bathrooms, including a primary bedroom with a walk-in closet and private ensuite, along with its own separate laundry. The lower suite includes 2 bedrooms, a spacious 4-piece bathroom, separate laundry, and an impressive storage area rarely found in similar homes. Upstairs showcases rich, dark finishes for a warm and sophisticated feel, while the lower level is bright and airy, creating a welcoming contrast between the two living spaces. The home has been freshly painted, and the upper suite features a brand-new dishwasher. Outside, you'll find a nicely private fenced yard and two rear parking stalls, completing this practical and versatile property.

please note the suite is non-conforming