8914 70 Avenue
Grande Prairie, Alberta

MLS # A2289498

$389,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions:	Blinds, Pool table (negotiable if interested)

Welcome to this beautiful updated 1,055 sq. ft. bungalow in desirable Countryside North subdivision, located close to Mother Teresa School, as well as many other southside amenities, and backing directly onto a park and playground. This completely turnkey home offers a rare opportunity to own a newer fully developed 4-bedroom / 3-bathroom property with an attached garage for under $400,000. The open-concept main floor features vaulted ceilings, a cozy gas fireplace, fresh paint, and laminate and tile flooring. The kitchen features newer appliances, maple cabinets and flows perfectly into the bright living and dining areas. On the main level, you will find three bedrooms and two full bathrooms, including primary ensuite. Downstairs, the beautifully developed basement boasts new flooring, a fourth bedroom, and a stunning third bathroom showcasing a trendy vanity and subway tile shower with glass door. The sprawling lower-level family room is perfect for entertaining, complete with an electric fireplace and a custom built-in entertainment unit with LED lighting. Basement also includes a central flex space great for office, kid’s playroom or reading nook. Outside, enjoy your fully fenced yard and peaceful unobstructed greenspace views from your rear deck. This very well-maintained home backing onto greenspace with a heated single garage will not last long, book your viewing soon!