



GRASSROOTS
REALTY GROUP

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8941 70 Avenue
Grande Prairie, Alberta

MLS # A2302650



\$399,000

Division:	Countryside North		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,486 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Pantry

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

Inclusions: dishwasher, stove, refrigerator, washer, dryer, window coverings

Welcome to this 2006 4-level split home located in the family-friendly neighbourhood of Countryside North. Offering 4 bedrooms, 2 bathrooms, a walk-out basement, and a single detached garage, this home provides a functional layout with plenty of space for growing families while being conveniently located close to schools, parks, and playgrounds. Step inside to a spacious front entry and discover the bright main level that offers an open-concept living room with large windows to fill the space with natural light. The adjoining dining area provides direct access to the side deck, making it easy to fire up the BBQ and enjoy outdoor meals throughout the summer. The kitchen offers an abundance of counter space, a pantry for additional storage, and a layout designed for everyday convenience. Upstairs you'll find three comfortable bedrooms and a well-appointed 4-piece bathroom. The primary bedroom enjoys direct access to the bathroom with a walk-through closet featuring separate his and hers closet spaces, creating a functional layout with added convenience. The bathroom is also accessible from the hallway for the additional bedrooms. The third level features a spacious family room, creating the perfect place for movie nights, kids' play space, or entertaining guests. This level also includes the walk-out entrance to the backyard along with two generous closets, adding convenience for busy families and visitors alike. The lowest level offers even more living space with a fourth bedroom, a large 3-piece bathroom, and your laundry room. Outside, you'll appreciate the fully fenced backyard, providing privacy and room for children and pets to play, along with the single detached garage for parking and extra storage. Located in desirable Countryside North, you'll love being close to Mother Teresa Catholic School and within the Riverstone Elementary school zone. There are

also numerous parks, playgrounds, and other nearby amenities that make this such a great place to call home. If you've been searching for a move-in-ready family home with a functional layout and an excellent location, this property deserves a spot on your must-see list. Contact your REALTOR® today to book your private showing. Recent updates include new shingles on the home and garage in 2024, a new dishwasher in Feb. 2026, plus a newer furnace and AC installed!