



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**8909 72 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2238499**



**\$349,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Fridges, 2 Stoves, 2 Washers / Dryers,

1,039 square foot bi level in Countryside North with a non conforming suite in the basement. Great investment property. Children's playground close to home. Upstairs - 3 bedrooms and ensuite, full bathroom, kitchen and living room open to each other. Washer and dryer at base of stairs. Basement has a suite with kitchen, full bathroom, living room area, laundry / utility room and 2 bedrooms. Separate entrance from the back of home to the basement suite. Fenced yard. Upstairs Rent is \$1,650.00 per month and basement is \$1,300.00 per month and the Landlord pays the utilities. Renters have said they would like to stay.