



GRASSROOTS
REALTY GROUP

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

8902 69 Avenue
Grande Prairie, Alberta

MLS # A2142453



\$289,900

Division:	Countryside North		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,444 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.82 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked

Welcome to this exquisite Nonconforming up/down, located in the serene Countryside North community, just steps away from the tranquility of the nearby park. Boasting a prime location and versatile layout, this property offers an excellent opportunity for investors or homeowners seeking rental income potential. The upper unit of this home features a spacious open-concept design, perfect for comfortable living and entertaining. The lower unit offers a cozy and inviting living space, ideal for tenants or extended family members. As well as access to the backyard, perfect for outdoor gatherings or relaxation, and proximity to a variety of amenities, including parks, trails, schools, and shopping centers. Don't miss out on this fantastic opportunity to own a nonconforming up/down in Countryside North! Whether you're looking for an investment property or a place to call home with rental income potential, this property offers the best of both worlds. Schedule your private viewing today and experience the charm and convenience this property has to offer.