



**8909 70 Avenue
Grande Prairie, Alberta**

MLS # A2150527



\$309,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bungalow		
Size:	902 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

CUTE CUTE CUTE! This home has great curb appeal front and back, and not to mention how cute it is inside! Main floor features an open concept living and dining area with a U shaped kitchen off to the side, which is fabulous for entertaining! The large primary bedroom boasts a 7x4.5 walkin closet for your convenience. Extra spacious hall closet, second bedroom and bathroom finish off the main level. The entry boasts a closet for all your gear and the staircase to the basement, which features two good sized bedrooms, bathroom, rec room and the utility room. The yard has a lot of flowers, trees and beautiful patio area and is fully fenced. Come out and see this cute as a bugs ear house, just waiting for it's new family!