



**8844 75 Avenue  
Grande Prairie, Alberta**

**MLS # A2172162**



**\$382,500**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	4 Level Split, Up/Down		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** window coverings

Here is your opportunity to purchase a really nice legal up down home. This property backs onto trees and is located steps from Mother Theresa School in Countryside North. The upper unit has a vaulted ceiling and hardwood flooring in the living room, kitchen & dining area. You will love the tile backsplash & corner pantry in the kitchen. The primary bedroom is extremely spacious with a huge walk in closet. There is also access to the main bathroom. There is a second bedroom in the upper suite. Completing the upper unit is full size washer & dryer. The lower unit has an updated kitchen, 1 bedroom, 1 bathroom, & a very large living area. The lower unit also has it's own washer & dryer. Each unit has it's own furnace. Good sized backyard, back deck and concrete parking pad out front. This property is in very good condition and would make the perfect addition to your rental portfolio or for an owner to move in the upper unit and keep the long term tenant in the lower unit.