



8844 75 Avenue
Grande Prairie, Alberta

MLS # A2172162



\$379,900

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

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

Inclusions: window coverings

Here is your opportunity to purchase a really nice, super clean 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 party 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.