

**8834 70 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2190606**



**\$427,500**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,202 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, ac unit, garage heater.

Nestled on a quiet crescent just steps away from a park and playground, this fully developed 5-bedroom, 3-bathroom bi-level home offers the perfect blend of comfort and convenience for family living. With a bright, open floor plan and fresh paint, this home is ready to welcome you. Enjoy the convenience of a heated, attached double garage, as well as a partially covered deck that overlooks the spacious, fully fenced backyard—ideal for outdoor gatherings and relaxation. Key updates include a newly rebuilt high-efficiency furnace with air conditioning, a new hot water on demand system, and all appliances replaced within the last year. Located in a family-friendly neighborhood, you’ll be close to excellent schools, golf courses, and an extensive network of walking and biking trails. Outdoor enthusiasts will appreciate the proximity to the dunes, perfect for ATV or side-by-side or river adventures. This home truly offers something for everyone—don’t miss out on the opportunity to make it yours!