

**8917 69 Avenue
Grande Prairie, Alberta**

MLS # A2247811



\$284,900

Division:	Countryside North		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	843 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Front Yard, Landscaped, Lawn, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Blinds, Security door bell, tv mounts, floating shelves

Bold and Stylish, this 2-bedroom, 1-bath duplex that seamlessly blends modern style with everyday comfort. High ceilings and a smart, open layout create a sense of space and flow, while natural light pours in to highlight the clean lines and contemporary finishes throughout. The kitchen is a standout feature—equipped with sleek quartz countertops, rich maple cabinetry, and plenty of workspace for cooking or entertaining. Each bedroom is well-proportioned, offering privacy and functionality, while the bathroom is both stylish and efficient. But what truly sets this home apart is the backyard—a private retreat that feels worlds away from the everyday. Whether you’re relaxing, gardening, or hosting friends, it’s a space that invites you to linger. Modern, warm, and well thought out—this duplex is more than just a place to live; it’s a place to love!