

**8925 69 Avenue
Grande Prairie, Alberta**

MLS # A1094883



\$287,000

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	2006 (15 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s)		

Inclusions: Propane BBQ, Fire pit, Shed, Window Coverings, Couch and Loveseat

This fully developed 3 bedroom, 2 bathroom 1018 sq ft home PLUS ALMOST 200 SQ FT SUNROOM AND WALKOUT BASEMENT! The upstairs of this home features a large entry way, open concept main living area with large dining area with access to the deck. Has 2 bedrooms up, with one full bathroom that you can also access from the master bedroom. Basement is fully developed with one large bedroom, large rec room, full bathroom and laundry room. BONUS the basement walks out to 10' x 19'9" 3 season sunroom built in 2020 by gateway sunroom and shades, has tons of windows and a patio door. The hot water tank was replaced in 2018. This property has had only one owner, is well cared for and ready for its new family.