



8833 69 Avenue
Grande Prairie, Alberta

MLS # A2186804



\$390,000

Division:	Countryside North		
Type:	Residential/Duplex		
Style:	4 Level Split, Up/Down		
Size:	1,523 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this thoughtfully renovated 4-level split duplex that offers both comfort and convenience. Featuring vinyl plank flooring throughout, the upper unit boasts 3 bedrooms, including a primary with a 4-piece ensuite, and a bright, open-concept living, kitchen, and dining area—perfect for everyday living and entertaining. The tiled front entrance is a practical touch for managing outdoor gear. The lower walkout unit is equally inviting with 1 bedroom, a spacious walk-in closet, and a seamless open-concept design. Each unit enjoys the privacy of separate laundry facilities, individual furnaces, shared on demand hot water, and a shared shed with divided compartments provides ample storage. This duplex is an ideal opportunity for homeowners and investors alike.