$444,900 - 8805 70 Avenue, Grande Prairie

MLS® #A2212863

$444,900

4 Bedroom, 4.00 Bathroom, 1,489 sqft
Residential on 0.11 Acres

Countryside North, Grande Prairie, Alberta

Discover Your Ideal Lifestyle: Comfort, Convenience, and Future Possibilities in Countryside North! Imagine a life where sunny afternoons are spent enjoying your private south-facing deck, where the tranquillity of a park just beyond your backyard offers a peaceful escape, and where convenience to amenities makes everyday living a breeze. Welcome to this beautifully maintained two-storey in the desirable Countryside North, a home that offers immediate comfort and the potential for a vibrant future. Built-in 2008 and cherished by its original owners, this residence exudes a sense of care and pride. Step inside and appreciate the bright, open flow of the main floor. Natural light floods the space, highlighting the stylish modern palette and leading to a welcoming living room with a beautiful fireplace â€" perfect for cozy evenings, unwinding after a busy day or entertaining friends and family. The functional kitchen with its breakfast bar is ideal for casual meals. At the same time, the adjacent dining area offers an excellent space to gather. From here, easy access to your expansive south-facing deck and the mature, fully fenced backyard awaits. Enjoy morning coffee in the sunshine or host relaxed gatherings with loved ones, all with the serene backdrop of the greenspace and park just beyond the fence. The convenience of this location is a true asset. Situated on the sought-after south end of Grande Prairie, you'll appreciate the proximity to schools, the impressive Eastlink
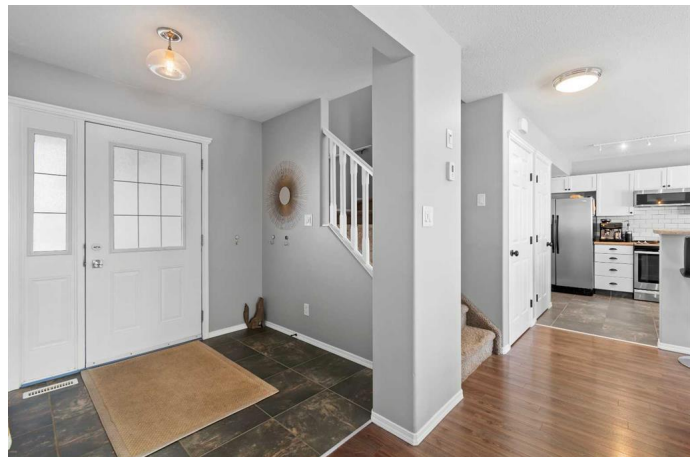
Centre for recreation, and a wide array of daily amenities. This location offers a seamless blend of comfortable at-home living and easy access to everything you need. Upstairs, discover a well-designed layout.
A Full-size bathroom and two great-sized bedrooms offer flexibility for kids, guests, hobbies, or office space. The spacious primary suite is a true retreat, featuring a walk-in closet, abundant natural light and a private ensuite bathroom. The fully developed basement expands your living space with a large, inviting family room featuring plush carpet and thoughtful built-in shelving â€" perfect for movie nights! A sleek 3-piece bathroom adds functionality and clever under-stair storage helps keep things tidy. With its updated trendy lighting, modern colour palette, and the evident care it has received, this home offers a move-in-ready experience with a stylish touch. Whether you're a young couple envisioning your future, a growing family seeking space and convenience, or anyone who appreciates a well-maintained home in a fantastic location, this property offers a wonderful opportunity to create lasting memories and build your ideal lifestyle. Come and experience the welcoming atmosphere and imagine the possibilities!

Built in 2008

Essential Information

MLS® #	A2212863
Price	$444,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,489
Acres	0.11
Year Built	2008

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	8805 70 Avenue
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0C1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed   April 17th, 2025
Days on Market   2
Zoning   RS

Listing Details

Listing Office   eXp Realty