

\$479,900 - 8801 70 Avenue, Grande Prairie

MLS® #A2255367

\$479,900

5 Bedroom, 3.00 Bathroom, 1,451 sqft
Residential on 0.10 Acres

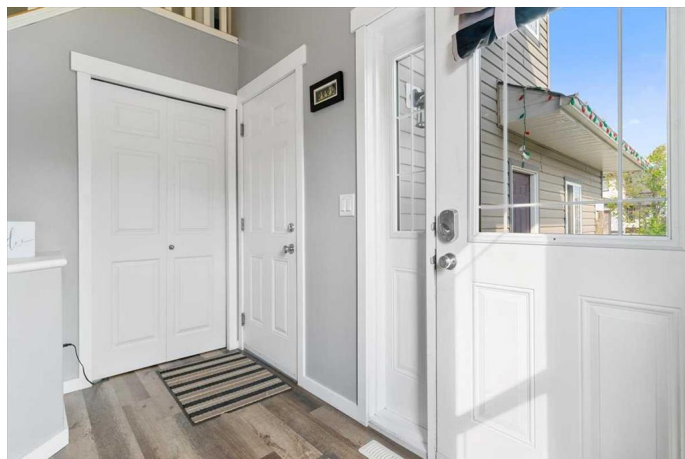
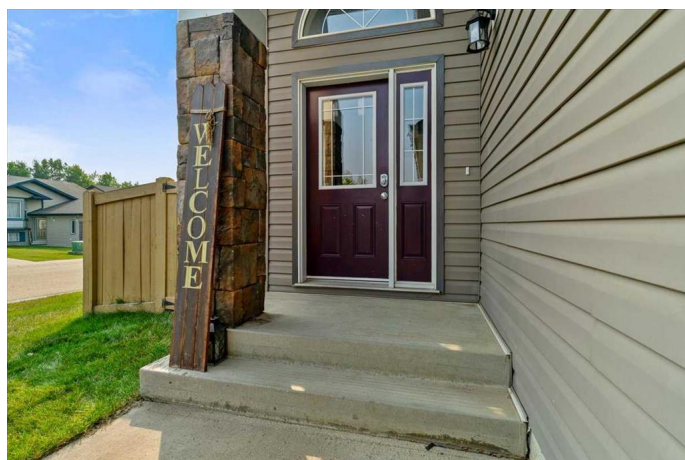
Countryside North, Grande Prairie, Alberta

Welcome to 8801 70 Avenue, a warm and inviting modified bi-level in family-friendly Countryside North. Ideally set on a quiet corner lot, this property backs onto a green space and children's park, offering privacy, extra space, and an open view that feels rare in city living.

Inside, the tiled entry leads into a bright and welcoming main floor with vaulted ceilings, modern flooring, and plenty of natural light. The living room features a large picture window and a cozy gas fireplace, while the kitchen offers stainless steel appliances, a corner pantry, abundant cabinetry, and a peninsula with bar seating. The dining area flows out to a covered upper deck – a cozy, sheltered space that functions like an outdoor living room, perfect for morning coffee or evenings around the fire table.

The layout is designed with families in mind. The upper level is dedicated to the primary suite with a spacious bedroom, walk-in closet, and full ensuite bath. Two additional bedrooms and a full bath sit on the main floor, well-suited for children, guests, or a home office.

Downstairs, the fully finished basement adds two more bedrooms, a full bath, and a bright family room with big windows that bring in natural light. There's room for a home gym, kids' play space, or a media area.



Practical touches include a dedicated laundry area with upgraded washer and dryer, a high-efficiency hot water system, and generous storage. The heated double garage is a standout — complete with a floor drain, shelving, and workbench space, it’s perfect for projects or keeping vehicles warm during winter.

Outside, the fenced yard is private and functional with mature trees, a lower patio for entertaining, and direct access to the park through a back gate. There’s space for kids to play, pets to roam, or friends to gather.

Countryside North is known for quiet streets, nearby schools, shopping, and walking trails -
Family friendly

With five bedrooms, three bathrooms, a finished basement, a heated garage, and a covered deck that extends your living space outdoors, this home blends comfort, function, and location beautifully.

Built in 2006

Essential Information

MLS® #	A2255367
Price	\$479,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,451
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	8801 70 Avenue
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0C1

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Additional Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters, Dog Run, Playground, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, No Neighbours Behind, Street Lighting, City Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	6
Zoning	LDR

Listing Details

Listing Office	Real Broker
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