

\$409,900 - 8926 69 Avenue, Grande Prairie

MLS® #A2197567

\$409,900

4 Bedroom, 3.00 Bathroom, 1,331 sqft
Residential on 0.08 Acres

Countryside North, Grande Prairie, Alberta

Legal Up/Down Duplex â€œ Perfect for First-Time Buyers or Investors! Welcome to this well-maintained 4-level split home in the desirable Countryside North neighborhood. This legal up/down duplex offers a fantastic opportunity for first-time home buyers or investors seeking strong rental potential.

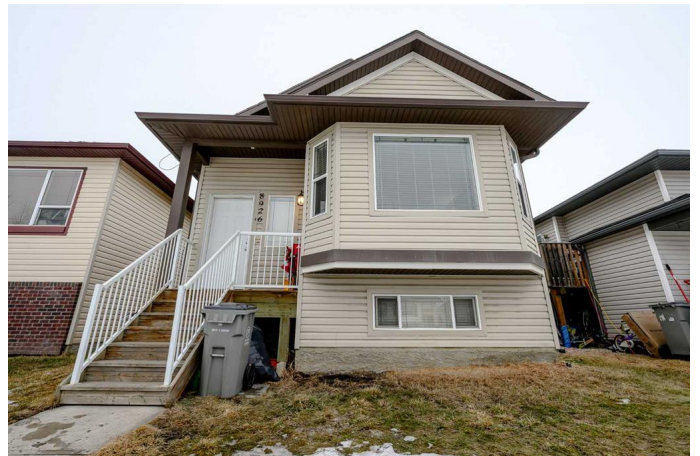
Upper Unit:

- Bright & spacious open-concept kitchen, dining, and living area with large windows for natural light
- Two well-sized bedrooms on the upper level, ideal for families or tenants., with primary bedroom offering its own ensuite bathroom to compliment other bathroom on upper level.
- Private laundry for added convenience

Lower Suite:

- Separate entrance for privacy and independent living
- Open living area with a functional kitchen and dining space
- Two comfortable bedrooms and a full 4-piece bathroom
- In-suite laundry â€œ no shared facilities!

The home sits on a spacious lot with ample parking and is located in a family-friendly neighborhood, close to schools, parks, walking trails, and essential amenities. Whether you're looking for a mortgage helper or a solid investment property, this home is a must-see! Book your showing today!



Built in 2006

Essential Information

MLS® #	A2197567
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,331
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Duplex
Style	4 Level Split, Up/Down
Status	Active

Community Information

Address	8926 69 Avenue
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C1

Amenities

Parking Spaces	4
Parking	Parking Pad, Gravel Driveway

Interior

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, City Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	13
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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