



**GRASSROOTS**  
REALTY GROUP

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**8833 74 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2222148**



**\$469,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Vinyl Windows		

<b>Inclusions:</b>	N/A
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This beautifully updated 5-bedroom, 3-bathroom home is located on a fully fenced, south-facing corner lot just steps from schools, walking trails, and all amenities. The kitchen is a chef's dream, featuring granite countertops, a sleek "ThinQ" smart fridge, built-in range, and soft-close drawers. Enjoy summer evenings on the two-tier deck with a convenient gas line for your BBQ. Inside, the home boasts fresh paint, new trim, and updated flooring on the main level. Stay cool with air conditioning, and enjoy added convenience with central vac and a handy kick plate. In-floor heating is plumbed in and ready for future hookup. This home offers both comfort and style in a prime location—don't miss it!