



GRASSROOTS
REALTY GROUP

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8829 72 Avenue
Grande Prairie, Alberta

MLS # A2229271



\$459,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: N/A

Welcome to 8829 72 Avenue, a stunning and spacious bungalow located in the desirable subdivision of Countryside North. Built in 2008, this well-maintained home offers 4 bedrooms, 3 bathrooms, and a fully finished basement providing lots of room for gatherings, families, or those cozy game nights. The main floor features high ceilings, beautiful hardwood flooring, and a nice, open layout that's perfect for both everyday living and entertaining. Enjoy a bright and open kitchen with ample cabinetry, seamlessly connected to the dining area and a cozy living room featuring a gas fireplace perfect for staying warm during cold Alberta winters. The spacious primary bedroom includes a vaulted ceiling, a 4-piece ensuite, and a large walk-in closet. Two additional bedrooms and another full bathroom complete the main level. Downstairs, the fully developed basement offers even more living space, including an expansive family room with a built-in bar area, a fourth bedroom, laundry room, and a luxurious bathroom with a steam shower. You'll also love having your very own theatre room—ideal for movie nights, gaming, or converting into a home office or guest room. Oversized windows provide plenty of natural light, and the impressive ceiling height enhances the open feel. Additional highlights include newer carpet, a tankless hot water system, wiring for sound, and a fully fenced backyard—perfect for relaxing or entertaining. Currently tenant-occupied until the end of September, this property is managed by RE/MAX Property Management and generates \$3,000 per month (utilities not included), making it an excellent opportunity for both homeowners and investors.