



**GRASSROOTS**  
REALTY GROUP

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**8857 74 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2235035**



**\$459,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	Kitchen Island		

**Inclusions:** N/A

STUNNING FULLY DEVELOPED HOME IN COUNTRYSIDE NORTH BACKING ONTO A PARK!!! This home has 4 bedrooms, & 3 1/2 bathrooms, and 1482 sq ft of living space on the main and upper level. The large kitchen features an island with an eating bar, a pantry, and stainless steel appliances. South facing dining and living room. There is a 2 piece bathroom and laundry room on the main floor. The upper level has the primary suite with a 4 piece ensuite with double vanity, walk-in closet, bedrooms 2 & 3, and 4 piece main bathroom. The fully developed basement has a family room, 4th bedroom (office/den), and a 4th full bathroom. New carpet in bedrooms. There is a double attached garage. The backyard is fenced, landscaped, and has a good size deck. Close to a Catholic K-8 school and Pre-K to Grade 6 Montessori school. Walking trails and playgrounds. Book your showing today!!