



**GRASSROOTS**  
REALTY GROUP

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**8814 73 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2237698**



**\$430,000**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,507 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>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

This charming two-storey home is located in the highly sought-after Countryside North neighbourhood, just steps from Mother Teresa School. Set on a landscaped lot with partial fencing, the property offers a double attached garage and excellent curb appeal. Inside, the bright and functional kitchen features crisp white cabinetry, stainless steel appliances, and a dining area with additional counter seating &mdash; perfect for casual family meals. The inviting living area is filled with natural light from large windows and includes direct access to the back deck, ideal for entertaining or relaxing outdoors. Designed with everyday convenience in mind, the main floor also includes a half bath and a dedicated laundry space. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a private ensuite, as well as a full bathroom to complete the upper level. The partially developed basement extends your living space with a fourth bedroom and another full bathroom &mdash; perfect for guests, teens, or extended family. This well-maintained home offers comfort, versatility, and an ideal location in a quiet, family-friendly community. Book your showing today!