



8853 74 Avenue
Grande Prairie, Alberta

MLS # A2310105



\$439,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,064 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Blinds & Kitchen Shelves

Fully developed bi-level backing onto a park in desirable Countryside North! This well-kept home offers 4 bedrooms and 2 full bathrooms with a functional layout and plenty of natural light throughout. The main living area features a cozy gas fireplace and large windows, flowing into a bright kitchen with island, stainless steel appliances, and white subway tile backsplash. The dining area provides direct access to the south-facing deck overlooking the kids park, perfect for relaxing while enjoying the open view behind the home. Upstairs you'll find the spacious primary bedroom with double closets, a second bedroom with a walk-in closet, and a large full bathroom. The fully finished basement offers a huge rec area, two additional bedrooms including one oversized room, and another full bathroom complete with a beautiful freestanding tub. Recent updates include fresh paint throughout the main living areas. The home also features an attached double heated garage for added comfort and convenience year-round. Located in family-friendly Countryside North, this home is close to Mother Teresa Catholic School, parks, playgrounds, and walking trails, making it a fantastic option for families. You'll also appreciate the quick access to the growing Resource Landing Commercial Area, an exciting up-and-coming commercial development bringing future shopping, restaurants, and everyday conveniences to the area. This is a great opportunity to enjoy a quiet neighbourhood with strong long-term growth potential!