



GRASSROOTS
REALTY GROUP

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8801 72 Avenue
Grande Prairie, Alberta

MLS # A2325123



\$404,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,016 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: N/A

LOCATION! This bi-level home is situated on a large corner lot in the neighbourhood of Countryside North. Step inside to find a bright and inviting layout designed for everyday living. Offering 3 bedrooms and 2 bathrooms on the main level, this family friendly home combines comfort and functionality. The master bedroom features a ensuite bathroom and walk-in closet, checking all those boxes. The spacious fully fenced yard provides plenty of room to enjoy the outdoors and features a convenient dog run along with a stunning two tier deck , making it the perfect space for entertaining or relaxing. The lower level of the deck is already set up for a hot tub and surrounded by a privacy wall, creating your own private retreat. The attached double heated garage adds year round parking convenience or extra storage space. With tall ceilings, the unfinished basement offers endless possibilities for future development to suit your needs. The furnace and ducts have just been cleaned, interior has been painted and the hardwood floors have been re stained - move in ready. Located close to walking paths, playgrounds, and a fantastic school, this home is perfectly positioned in one of the area's most desirable neighbourhoods. A wonderful opportunity for families looking for space, comfort, and a welcoming community to call home.