

**8905 71 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2292500**



**\$479,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2010 (16 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>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Existing Blinds, Garage Ceiling Shelving, Gazebo, TV Mount + Bracket

Perfect for a growing family, this beautiful two-story home in the desirable North Countryside neighborhood offers picturesque park views right from its bright and welcoming windows. Step inside to an inviting, open-concept main floor designed for both comfort and entertaining, featuring a spacious living room filled with natural light and a stunning kitchen complete with rich dark cabinetry, abundant counter space, and a large center island that’s perfect for casual dining, morning coffee, or hosting friends and family. Upstairs you’ll find a generous primary bedroom retreat with a well-appointed ensuite showcasing dual sinks and a double shower, along with two additional well-sized bedrooms and another full bathroom to accommodate family or guests. The fully finished basement provides even more living space with a large, cozy family room ideal for movie nights or a kids’ play area, plus an additional bedroom and full bathroom that works great for visitors, or a teenager’s private space. Outside, enjoy the beautifully south facing landscaped and fully fenced yard offering both privacy and room to relax, play, or entertain as it also backs onto a park. With its functional layout, charming views, and fantastic location close to parks and amenities, this wonderful home truly has everything you’ve been looking for.