

8853 74 Avenue
Grande Prairie, Alberta

MLS # A2310105



\$439,900

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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|--------------------------------|-------------------|----|
| 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!