

8914 72 Avenue
Grande Prairie, Alberta

MLS # A2320177



\$435,000

Division:	Countryside North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,228 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

A wonderful opportunity for anyone seeking comfort, space, and potential to grow. This impressive modified bi-level home boasts 2 bedrooms and 1.5 bathrooms, thoughtfully designed for both relaxation and family living. Step inside to discover the inviting entryway to an open plan layout on the main floor, where vaulted ceilings create a sense of airiness and light. The kitchen is perfect for family meals, offering a central island, sleek stainless steel appliances, including a gas stove, and a practical corner pantry. This space seamlessly flows into the dining area and the spacious living room, complete with a cozy gas fireplace. A spacious bedroom and main bath complete this level. Upstairs, the private master retreat above the garage features a 4 piece en suite with a luxurious jacuzzi tub, separate shower, and a walk-in wardrobe—your own sanctuary at the end of the day. Down a few stairs you'll have convenient access to the insulated and finished double attached garage. Down a few more stairs is the undeveloped basement that offers lots of potential, ready to accommodate your family's growing needs. Enjoy outdoor living in the fully fenced rear yard, featuring a deck, firepit and storage shed, perfect for entertaining and safe play for kids and animals as well as RV parking on the side. Hot water on demand and central air conditioning to complete this home package.