

8861 74 Avenue
Grande Prairie, Alberta

MLS # A2324566



\$474,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,478 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this beautifully maintained modified bi level tucked away in one of Countryside North's most desirable locations. With a sunny south facing backyard backing directly onto a park and playground, you'll enjoy the rare luxury of no rear neighbours and peaceful open views year round. Step inside and you'll immediately appreciate the soaring vaulted ceilings that fill the open concept main living area with natural light. Designed with everyday living in mind, the spacious living room flows seamlessly into the dining area and kitchen, where a large center island, corner pantry, and ample prep space make entertaining and family gatherings effortless. Offering 4 bedrooms and 3 full bathrooms, this thoughtfully designed home provides plenty of room for growing families. The private primary suite is the perfect place to unwind, featuring a spacious walk in closet and a beautifully appointed ensuite complete with dual sinks, a soaker tub, and a walk in shower. The fully developed basement extends your living space with a generous rec room, fourth bedroom, full bathroom, and a versatile bonus nook that's ideal for a home office, homework station, or hobby space. Outside, the spacious rear deck is the perfect place to enjoy your morning coffee, host summer BBQs, or simply relax and take in the park views. Backing directly onto the park and playground, you'll love the added sense of space, privacy, and convenience this location offers. Situated close to schools, shopping, walking trails, and everyday amenities, this home offers the perfect balance of comfort, function, and location. From the vaulted ceilings to the incredible park side setting, this is a home you'll be proud to call your own.