# \$454,700 - 8829 74 Avenue, Grande Prairie

MLS® #A2193535

# \$454,700

5 Bedroom, 3.00 Bathroom, 1,163 sqft Residential on 0.11 Acres

Countryside North, Grande Prairie, Alberta

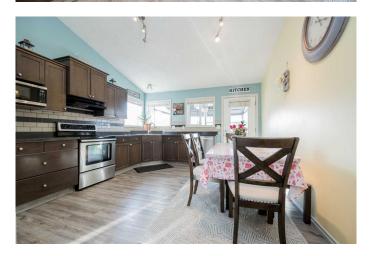
Experience a modern living at its finest in this spacious and functional fully developed family home located in Countryside North only a few steps away from Mother Theresa School (pre K- G8), playground and walking trails. Leave your boots and coats in a neat designated entrance area and come upstairs to admire a bright living room, spacious kitchen with plenty of cabinets, corner pantry, stainless steel appliances and a dining area with access to the south facing rear deck. Down the hall from the living room you will find 2 large bedrooms, a full size (4pc) bathroom and a storage cabinet. Master bedroom completes the main floor with a custom made feature wall, a walk-in closet and ensuite (4pc) bathroom. This is by far one of the most desirable layouts among current buyers, and there is so much more to love in this house.

Downstairs, high ceilings and large windows make the area bright and welcoming. Fully developed basement offers an oversized family room, another full (4pc) bathroom, 2 more great size bedrooms and a laundry room with plenty of storage. Whether you have been dreaming of creating your personal oasis, game/ cinema room, kids play area or whatever you want and desire, it's all right here ready for you to bring to action.

Outside, the south facing backyard is fenced, landscaped and has a beautiful deck to enjoy your morning coffee, lunch and BBQ dinners. Heated 22x24 garage with plenty of shelving is a perfect space for additional storage and will







keep your vehicles snow and frost free in winter months. Your driveway is made of exposed aggregate for a more elegant look, better traction and increased durability. This home is ready for quick possession. Call right away and be the first one to have an opportunity to own this gem.

#### Built in 2009

#### **Essential Information**

MLS® # A2193535 Price \$454,700

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,163
Acres 0.11
Year Built 2009

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 8829 74 Avenue
Subdivision Countryside North
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 0H6

#### **Amenities**

Utilities Electricity Available, Natural Gas Available, Garbage Collection, Phone

Available, Water Available, High Speed Internet Available, Sewer

Available

Parking Spaces 6

Parking Double Garage Attached, Driveway, Off Street

# of Garages 2

#### Interior

Interior Features Central Vacuum, High Ceilings, Jetted Tub, Pantry, Storage, Sump

Pump(s)

Appliances Dishwasher, Freezer, Garage Control(s), Microwave, Range,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground, Private Entrance, Private Yard

Lot Description City Lot, Landscaped, Lawn, Low Maintenance Landscape, Private,

Street Lighting

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed February 12th, 2025

Days on Market 30

Zoning R

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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