

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

MLS® #A2193535

\$454,700

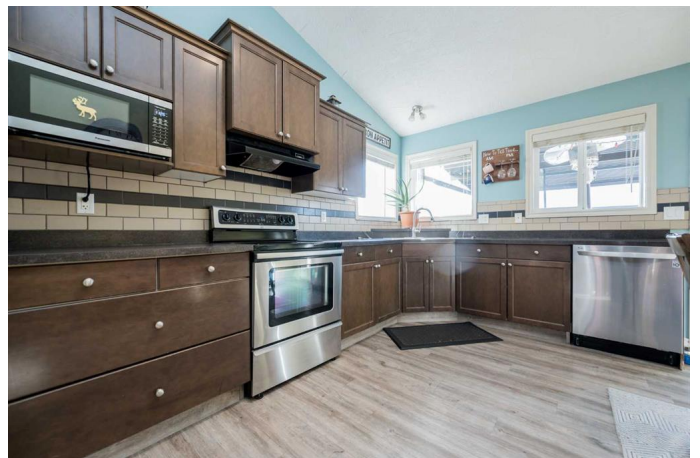
5 Bedroom, 3.00 Bathroom, 1,163 sqft
Residential on 0.11 Acres

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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