



**GRASSROOTS**  
REALTY GROUP

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8857 74 Avenue  
Grande Prairie, Alberta

MLS # A2235035



**\$459,900**

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,482 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	High Efficiency
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

STUNNING FULLY DEVELOPED HOME IN COUNTRYSIDE NORTH BACKING ONTO A PARK!!! This home has 4 bedrooms, & 3 1/2 bathrooms, and 1482 sq ft of living space on the main and upper level. The large kitchen features an island with an eating bar, a pantry, and stainless steel appliances. South facing dining and living room. There is a 2 piece bathroom and laundry room on the main floor. The upper level has the primary suite with a 4 piece ensuite with double vanity, walk-in closet, bedrooms 2 & 3, and 4 piece main bathroom. The fully developed basement has a family room, 4th bedroom (office/den), and a 4th full bathroom. New carpet in bedrooms. There is a double attached garage. Enjoy the AC on those hot summer days/nights!!! The backyard is fenced, landscaped, and has a good size deck. Close to a Catholic K-8 school and Pre-K to Grade 6 Montessori school. Walking trails and playgrounds. Book your showing today!!