



GRASSROOTS
REALTY GROUP

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8858 74 Avenue
Grande Prairie, Alberta

MLS # A2276371



\$372,500

Division:	Countryside North		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,424 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: NONE

Welcome to this modern 1,447 sq. ft. two-storey home located in desirable Countryside North. The spacious front living room features 9-foot ceilings and a cozy gas fireplace, creating a bright and inviting atmosphere. The kitchen is both stylish and functional, showcasing Cappuccino Oak cabinetry. Upstairs offers three well-sized bedrooms and a full bathroom, including a generous primary bedroom complete with a walk-in closet and full ensuite. The basement is open and ready for your future development ideas. Rear alley access provides convenient double parking. Walking distance to Mother Theresa school.