



**8813 72 Avenue
Grande Prairie, Alberta**

MLS # A2206504



\$399,900

Division:	Countryside North		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,308 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, High Speed Internet, Phone, S
Features:	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Check out this beautiful bungalow located on the main road of Countryside North where close transit stops and priority snow plowing in winter months is an ultimate winning point. This property is only a short walk away from Mother Theresa School (pre K- G8), playground and walking trails. Designed and built by Unique Homes, this home has some serious curb appeal and for sure will impress not only outside but inside as well. Desirable open concept "Mirage" floor plan and high ceiling give this house a sleek contemporary look. Modern and functional kitchen with elegant cabinets offers newer appliances, osmosis in the kitchen sink, plenty of cupboard space, unique light fixtures, spacious pantry, gas stove and a breakfast bar. Dining area blends in with the living room where high ceilings, gas fireplace and maple hardwood floor are the main focus point. All 3 bedrooms are located on the main floor. Master suite features a walk-in closet and a 4pc ensuite, the other two bedrooms are spacious and functional. Main floor is completed by a 4pc bathroom and closet for additional storage space. Laundry room is located in the basement. This area features high ceilings as well, large windows for plenty of daylight and is ready for further development that will suit you and your family. Beautifully landscaped backyard offers a variety of trees, is fully fenced, and includes a large, freshly painted deck. The oversized (25x26) heated garage with door painted in 2024 features a ceiling fan, 220 electric panel, and a great work area set up! Added bonus - Kinetico water purifying system with carbon filter for the whole house. This home is ready for a quick possession. Call right away and be the first one to have an opportunity to own this gem.