

**8866 72 Avenue  
Grande Prairie, Alberta**

**MLS # A2224670**



**\$437,900**

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** N/A

This beautiful well-maintained 2 storey home is located in Countryside North!!! This 4 bedroom and 2 1/2 bathroom home has 1524 sq ft. Bright and open floor plan with spacious kitchen, and dining area with access to a covered deck. The living room has a gas fireplace. There is a 2 piece bathroom and laundry room also on the main level. The upstairs features the primary bedroom with a full ensuite and walk-in closet, bedrooms 2 & 3, and another full bathroom. The basement has a large family room and a 4th bedroom. The backyard is fully fenced, backs onto a park, landscaped, and features a cobblestone patio. The attached garage is 22 x 24. Book your showing today!!!