

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	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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.