

# \$399,900 - 8813 72 Avenue, Grande Prairie

MLS® #A2206504

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,308 sqft  
Residential on 0.11 Acres

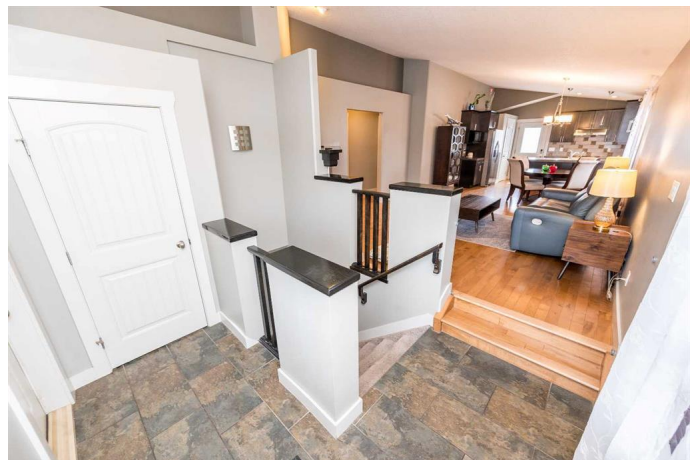
Countryside North, Grande Prairie, Alberta

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.

Built in 2009

### Essential Information

MLS® #	A2206504
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,308
Acres	0.11
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8813 72 Avenue
Subdivision	Countryside North
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0E3

### Amenities

Utilities	Electricity Available, High Speed Internet Available, Natural Gas Available, Phone Available, See Remarks, Water Available
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Off Street, Driveway, Owned
# of Garages	2

## Interior

Interior Features	Central Vacuum, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 30th, 2025
Days on Market	9
Zoning	R

## Listing Details

Listing Office	RE/MAX Grande Prairie
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