



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.