

8867 75 Avenue  
Grande Prairie, Alberta

MLS # A2279218



## \$405,000

<b>Division:</b>	Countryside North		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Unpaved		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Street Lighting		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Fridge x2, dishwasher x2, stove x2, washer x2, dryer x2

Welcome to this fully suited, versatile home in Countryside North—where smart design, style, and an unbeatable family-friendly location come together seamlessly. This thoughtfully planned property offers 4 bedrooms and 3 full bathrooms, with a desirable layout featuring two bedrooms up and two down, including a primary bedroom with its own ensuite. What truly sets this home apart is the fully developed basement suite, complete with separate rear alley access, its own laundry, and exceptional storage—perfect for extended family, guests, or generating supplemental income. Upstairs, you’ll appreciate the rich espresso cabinetry and warm, inviting finishes, while the lower level showcases crisp white cabinets, giving the suite its own distinct and modern feel. Both levels are designed to flow beautifully, maximizing every square foot and making this home as functional as it is stylish. The location is just as impressive. Mother Teresa School is literally steps away, along with nearby playgrounds and green space—ideal for families. And as a bonus, this street is among the first to be plowed by the City, making winter mornings that much easier. A suited home with a mother-in-law suite, in a walkable, family-oriented neighborhood—this is one you won’t want to miss.